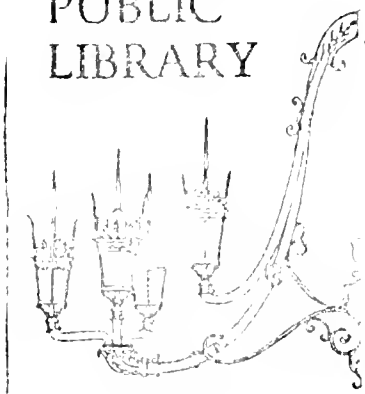


RFA

882

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# Harborpark

PLANNING REFERENCE MATERIAL.

## Parcel Report

Existing and Proposed

From Hoosac Pier, Charlestown to Pier 4, South Boston

CITY OF BOSTON □ RAYMOND L. FLYNN □ MAYOR

BOSTON REDEVELOPMENT AUTHORITY □ STEPHEN COYLE □ DIRECTOR

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This Planning Reference Material to the Boston Harborpark Framework contains information on 67 parcels located on the waterfront covering the area from the Hoosac Pier in Charlestown to Pier 4 in South Boston.

Indicated on each parcel profile are the following: 1) location of the parcel; 2) existing characteristics such as ownership, uses, land and built space, assessed land and building value; and 3) nature, costs, and timing of improvements proposed for the parcel in the Harborpark Plan.





## Sources of Information

Information on the existing characteristics of parcels was obtained from two sources in the Assessing Department, City of Boston:

- 1) Parcel numbers and lot areas were obtained from the Assessing Maps in the Engineering Division. These maps contain all information reported to Engineering by the Registry of Deeds as of December 31, 1983.
- 2) The remaining information on the existing characteristics of parcels was obtained from the Computer Listings of the Assessing Department. These records reflect all transactions reported to the Department by the Registry of Deeds as of December 31, 1983. (Some built space figures which were not available from the Computer Listings were approximated by using the building dimensions indicated on the Sanborn Maps.)

In order to make necessary revisions to the information obtained from the City's Assessing Department, the parcel profiles were reviewed by the Real Estate Department of the Boston Redevelopment Authority through the use of the Sanborn Maps (last revised in late fall of 1983), the Assessed Values - Real Estate Downtown book published by the Greater Boston Real Estate Board for FY '83, and the Real Estate Transfer Directory published by the Real Estate Data Publishers for 1982, 1983, and 1984 (Jan. to Aug.). Site visits to the parcels and review of the information by BRA staff familiar with downtown waterfront properties resulted in additional revisions to the information received from the City's Assessing Department.



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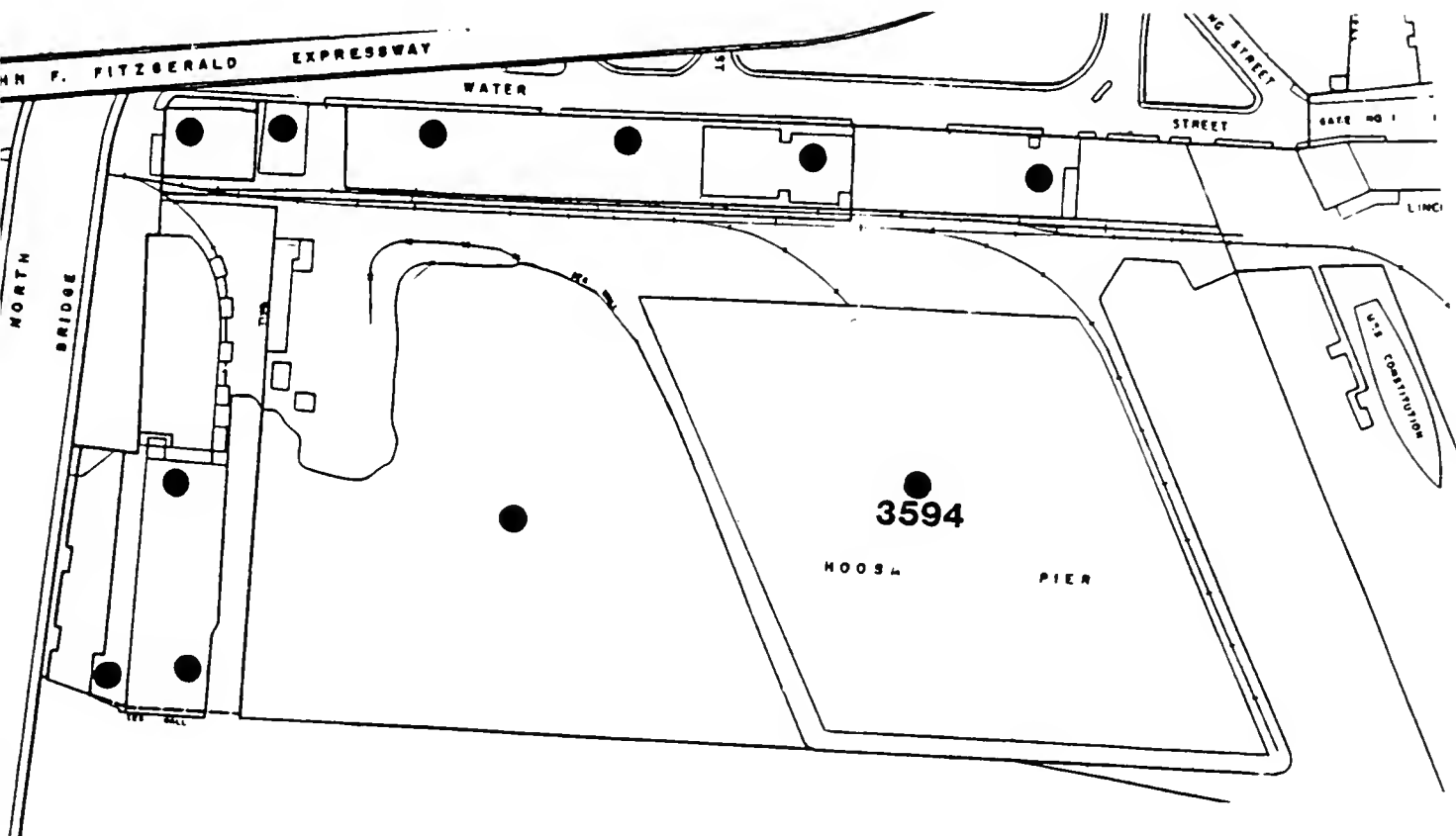
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Parcel No.: 3594

Address: 105 Constitution Road (Hoosac Pier)



EXISTING

Owner: Commonwealth of Mass./Port Authority Area: 329,825 S.F.

Building Description and Square Footage: 164,000 S.F. - Commercial and Office Buildings under construction.

Assessed Value: \$1,333,800 (Tax Exempt)

Land: \$1,282,500 Building: \$51,300

Existing Uses: Commercial (office and retail) space under construction.  
(Constitution Plaza)

Open Space:

PROPOSED

Required Improvements: water-edge walkway u/c

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

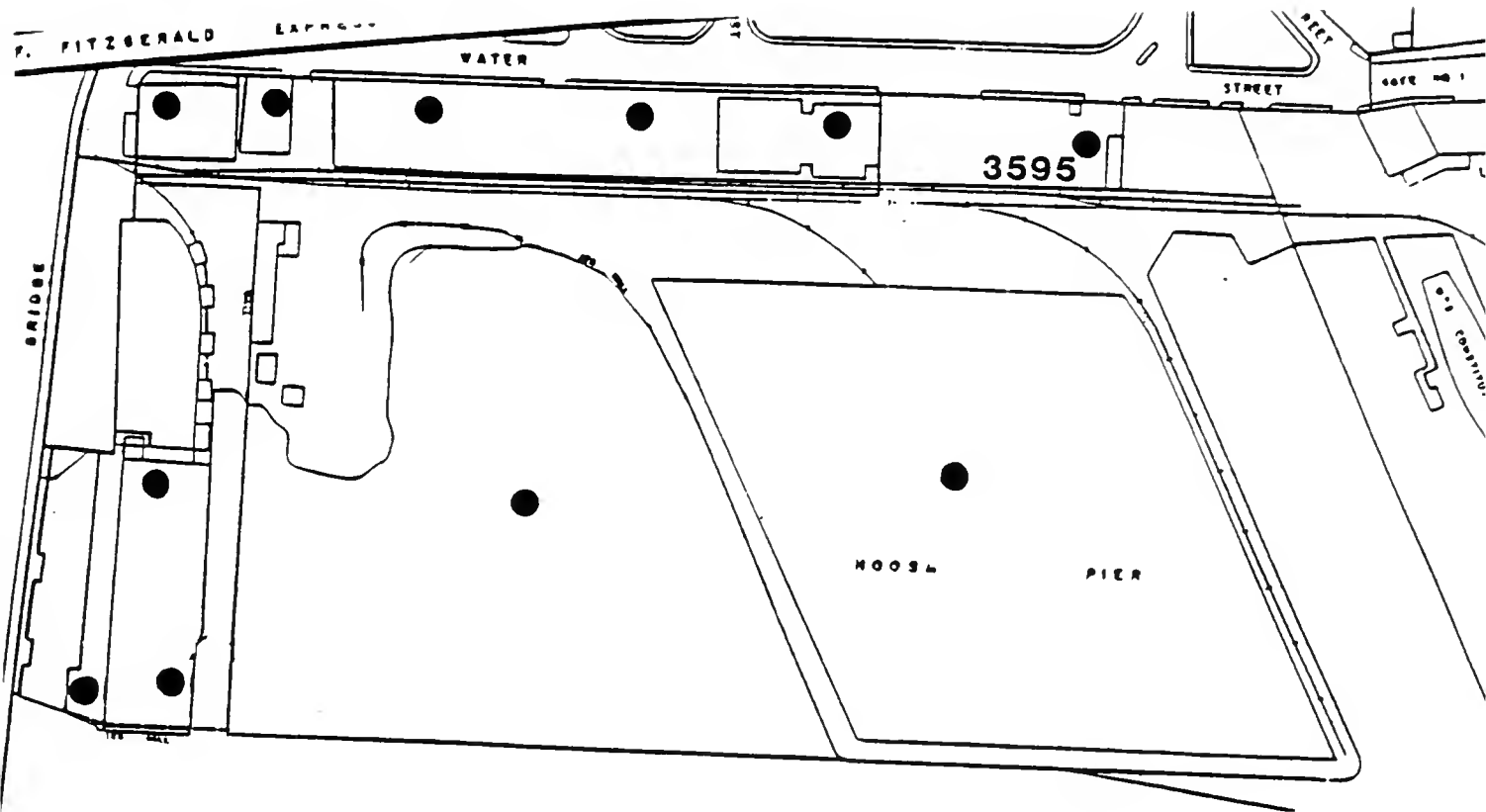
Phasing:



Parcel No.: 3595

2

Address: 115 Water St.



EXISTING

Owner: Karnig Dinijian, Trs.

Area: 26,615 S.F.

Building Description and Square Footage: 56,640 S.F. Commercial (6-story)

Assessed Value: \$505,760

Land: \$53,000

Building: \$452,760

Existing Uses: Commercial

Open Space:

PROPOSED

Required Improvements: New joint development.

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

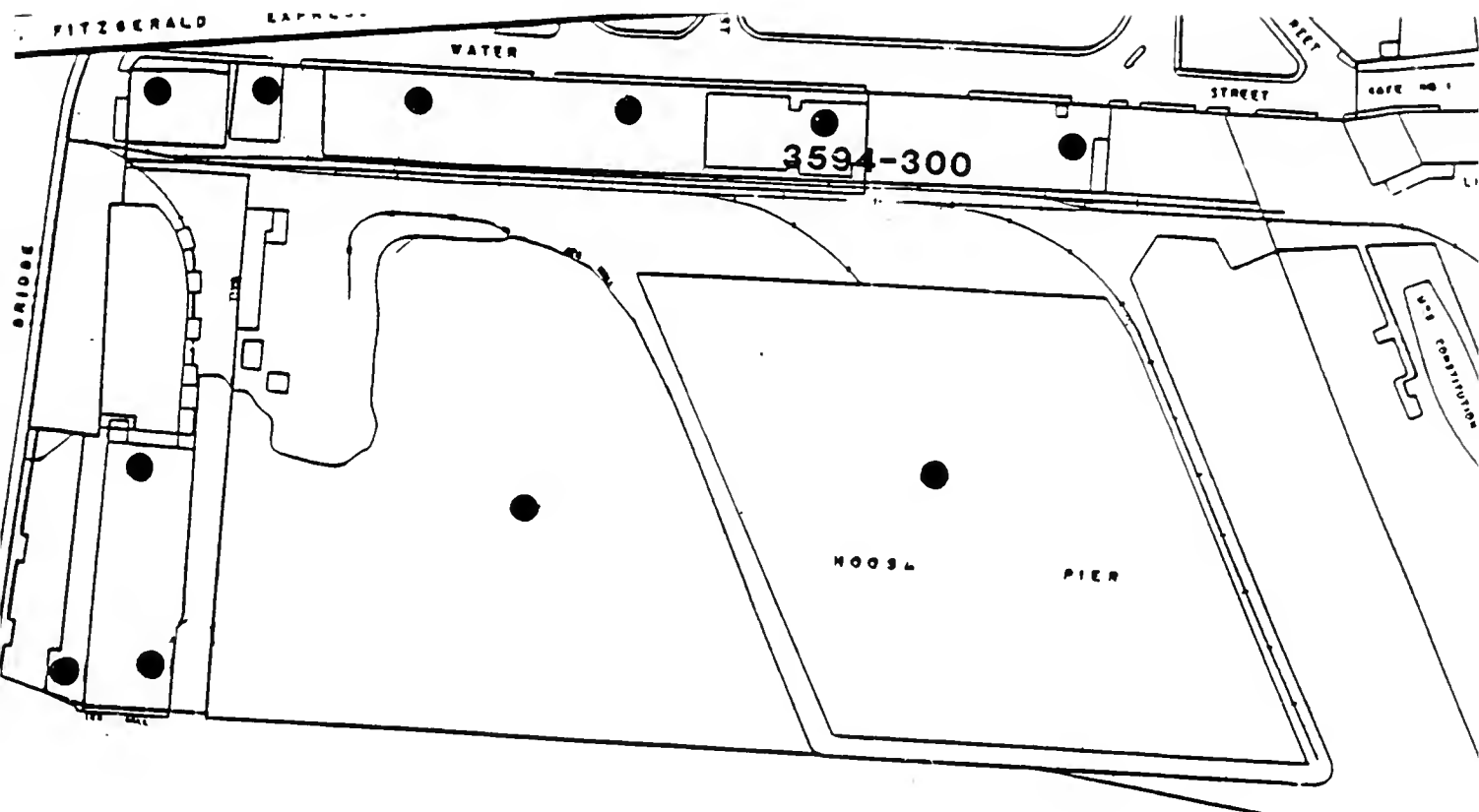
Phasing:



Parcel No.: 3594-300

3

Address: Next to 105 Water St.



### EXISTING

Owner: Commonwealth of Mass./Port Authority Area:

Building Description and Square Footage: 5,988 S.F.

Assessed Value: N/A

Land:

Building:

Existing Uses: Bunkerhill Pavillion, Tourist Information, Parking,  
Souvenir Shop.

Open Space:

### PROPOSED

Required Improvements: New joint development.

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

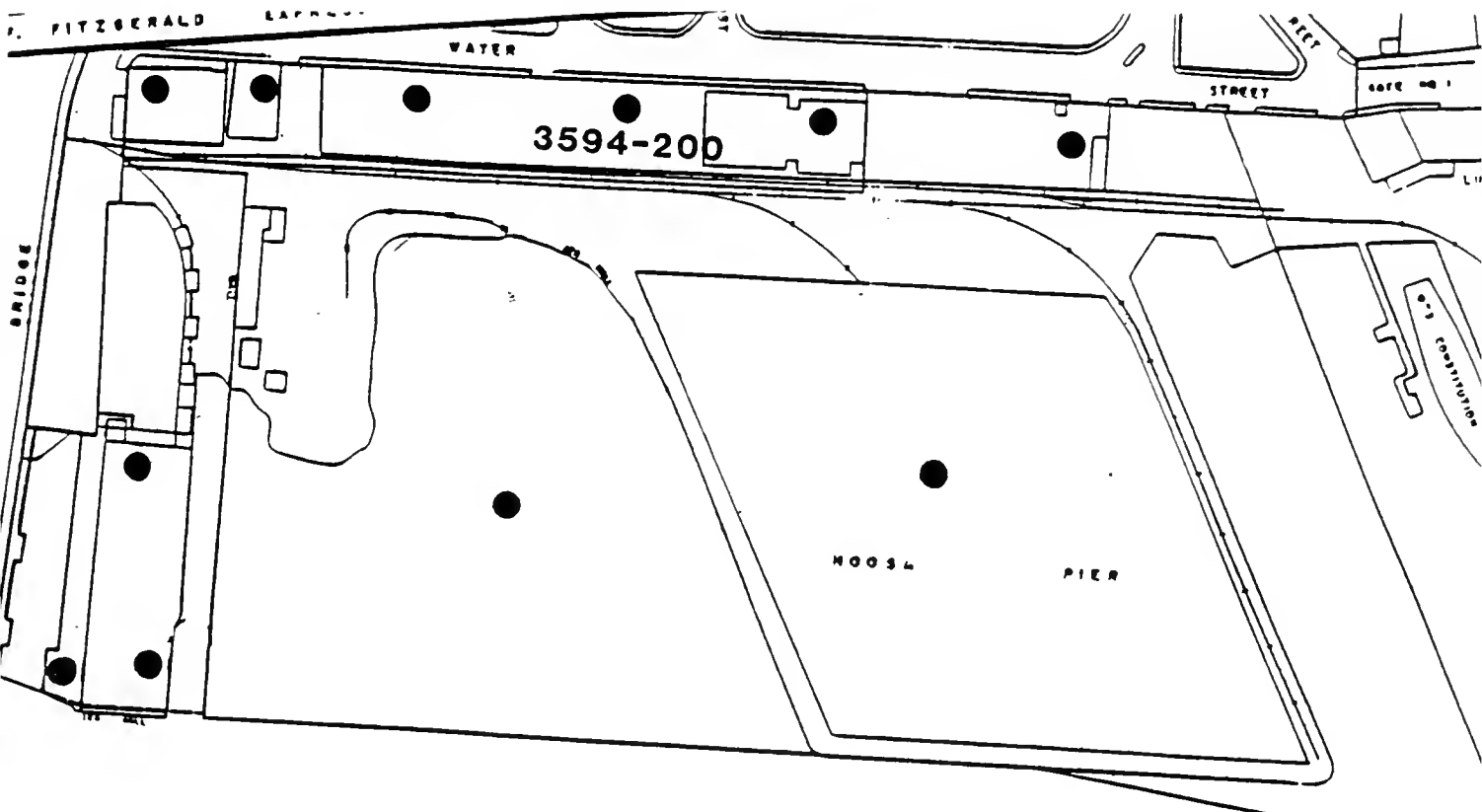
Phasing:



Parcel No.: 3594-200 - Information on this parcel not available  
at this time.

4

Address:



EXISTING

Owner:

Area: 9,725 S.F.

Building Description and Square Footage:

Assessed Value:

Land:

Building:

Existing Uses:

Open Space:

PROPOSED

Required Improvements: New joint development.

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:

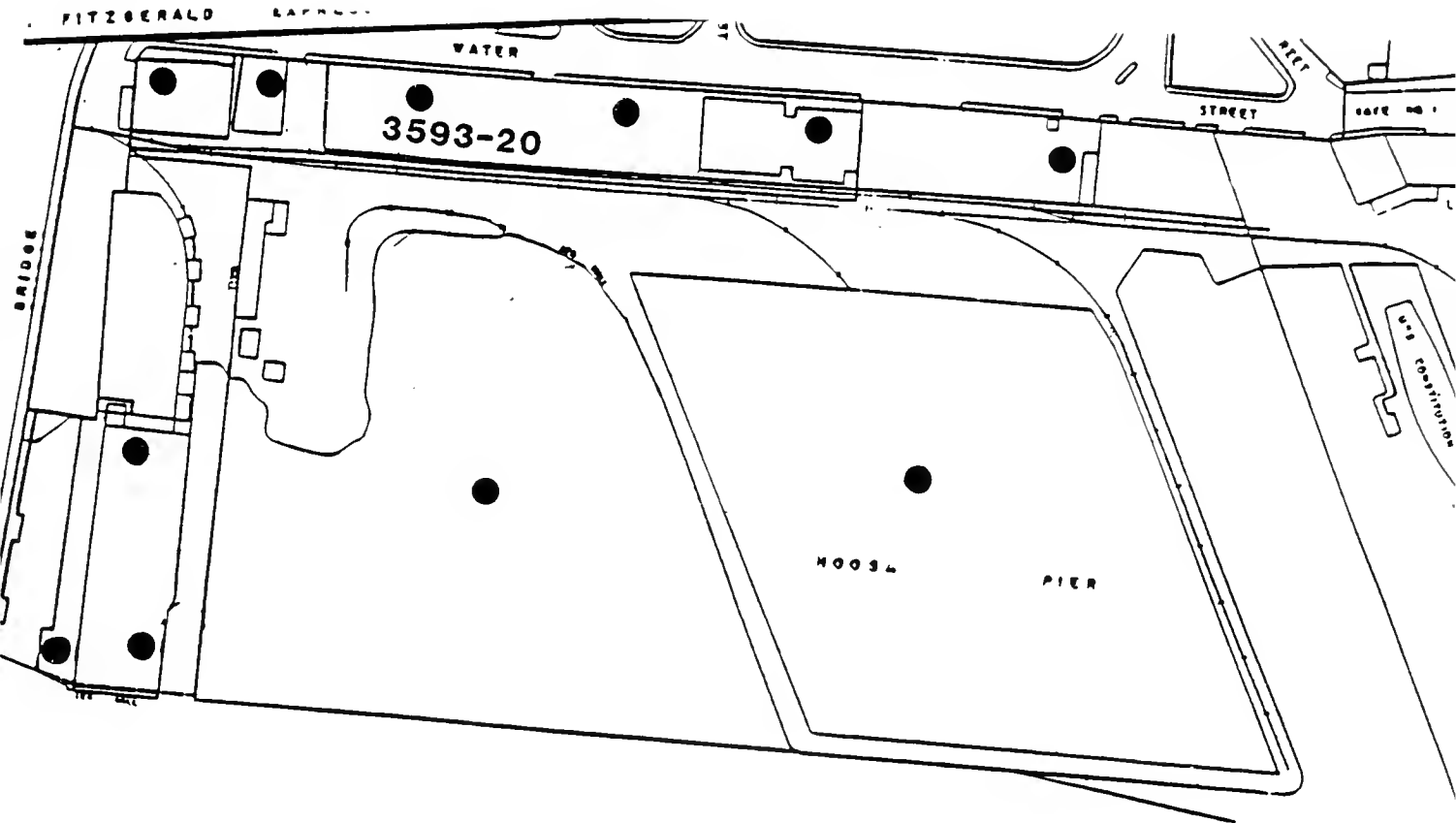




Parcel No.: 3593-20 - Information on this parcel not available  
at this time.

5

Address:



EXISTING

Owner:

Area: 8,107

Building Description and Square Footage:

Assessed Value:

Land:

Building:

Existing Uses:

Open Space:

PROPOSED

Required Improvements: New joint development.

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

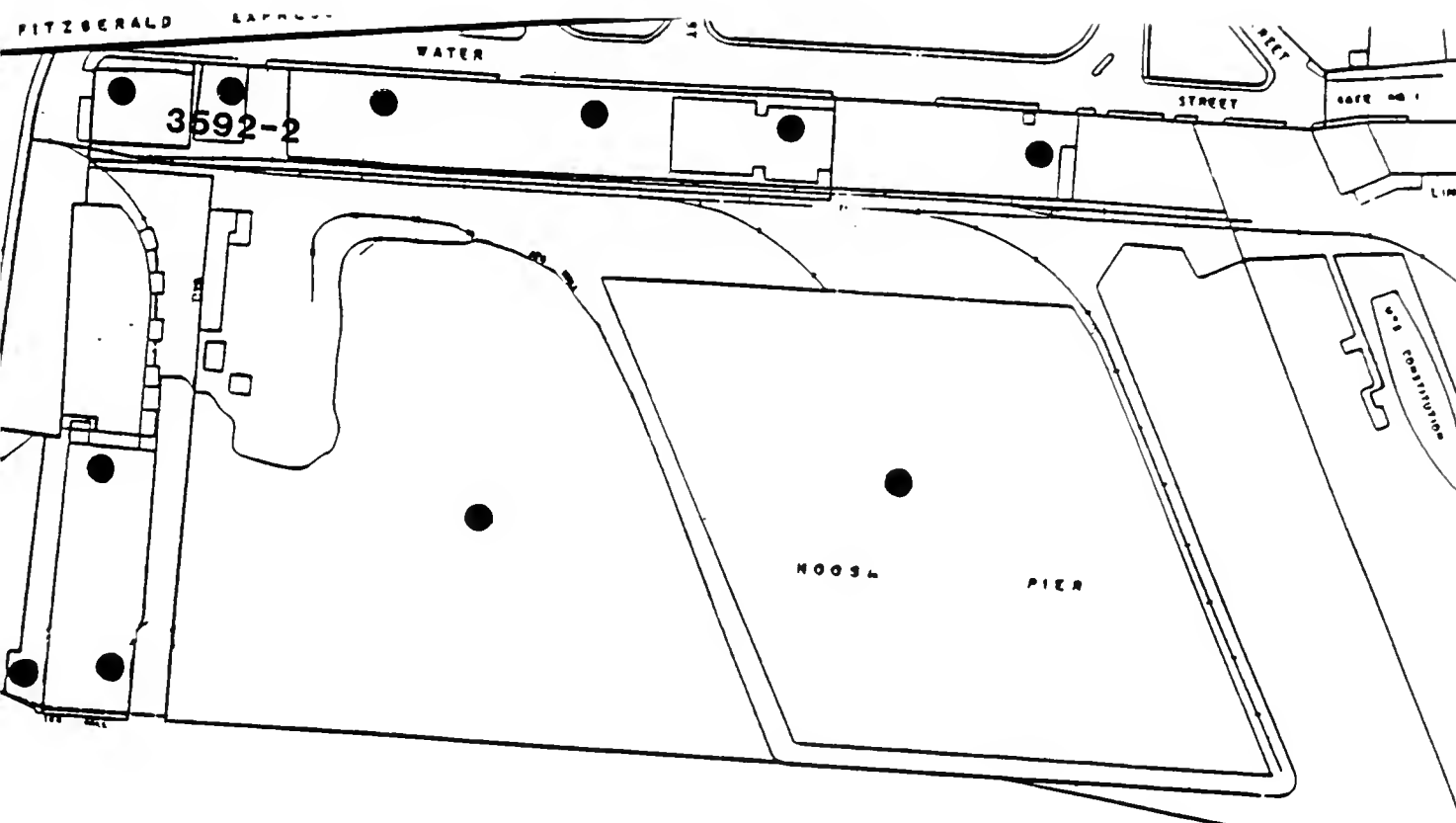
Phasing:



Parcel No.: 3592-2

6

Address: 25 Water St.



### EXISTING

Owner: A & S Electrical Displays

Area: 6,498 S.F.

Building Description and Square Footage: 14,400 S.F. Commercial (4-story)

Assessed Value: \$110,090

Land: \$13,000

Building: \$97,090

Existing Uses: Commercial

Open Space:

### PROPOSED

Required Improvements: New joint development.

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

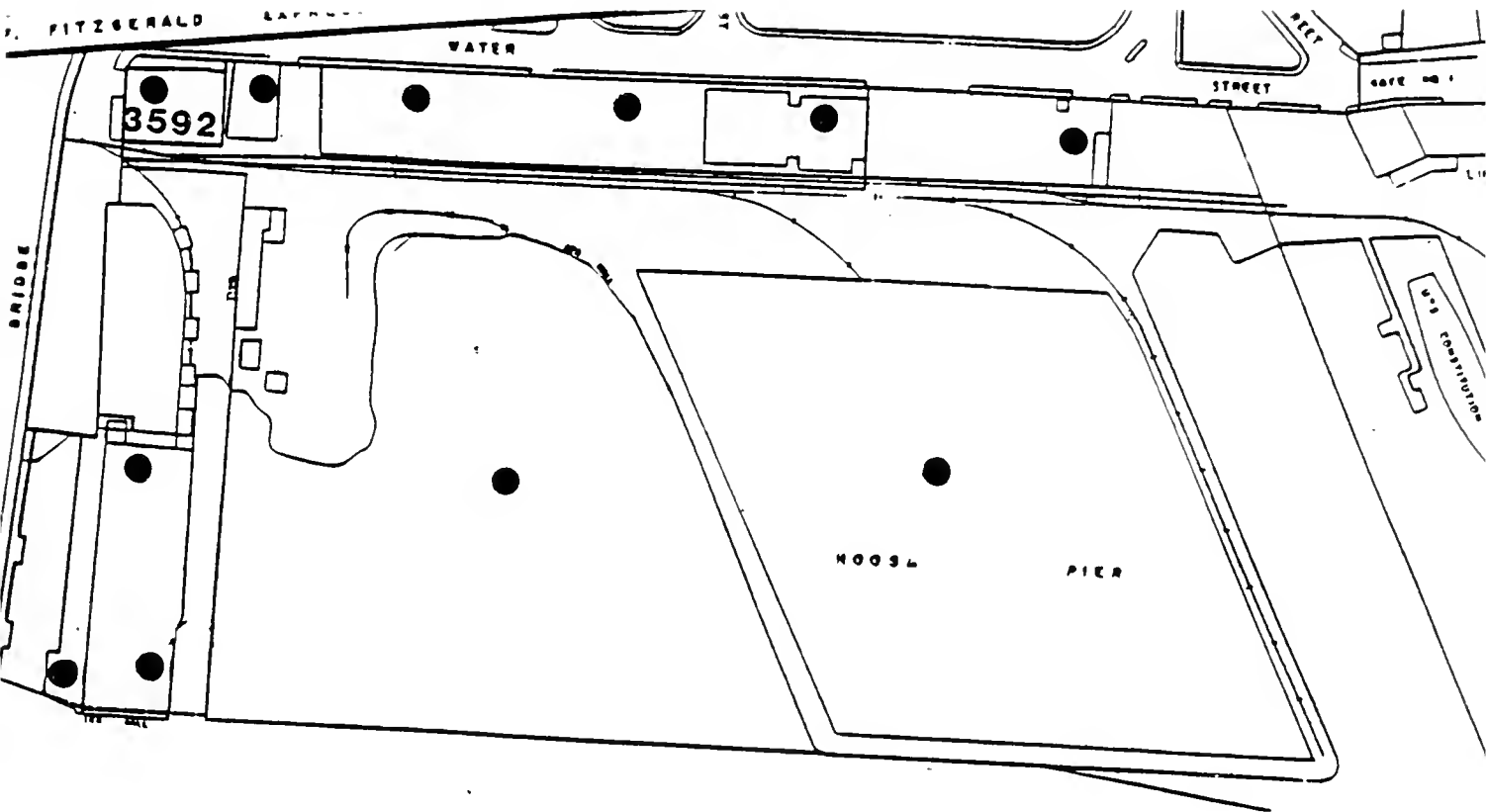
Phasing:



Parcel No.: 3592

7

Address: 48 X Charles River Ave.



EXISTING

Owner: Commonwealth of Massachusetts

Area: 7,041 S.F.

Building Description and Square Footage: Vacant Land

Assessed Value: \$36,400 (Tax Exempt)

Land:

Building:

Existing Uses: Vacant Land

Open Space:

PROPOSED

Required Improvements: New joint development.

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

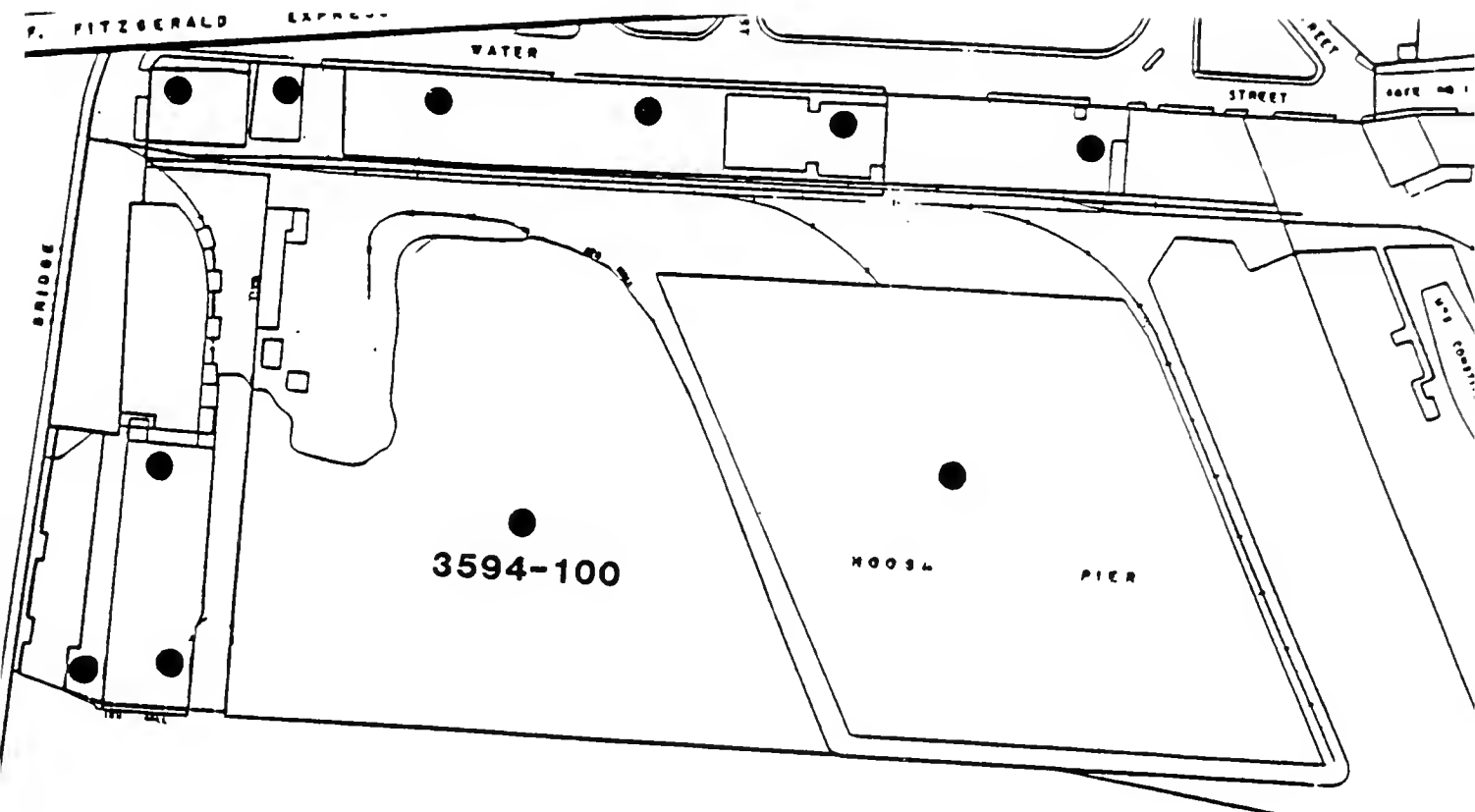
Phasing:



Parcel No.: 3594-100

8

Address: Hoosac Docks



EXISTING

Owner: Commonwealth of Mass./Port Authority Area: 309,497 S.F.

Building Description and Square Footage: N/A

Assessed Value: N/A

Land: N/A

Building: N/A

Existing Uses: Water space - marina. (Constitution Marina)

Open Space:

PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

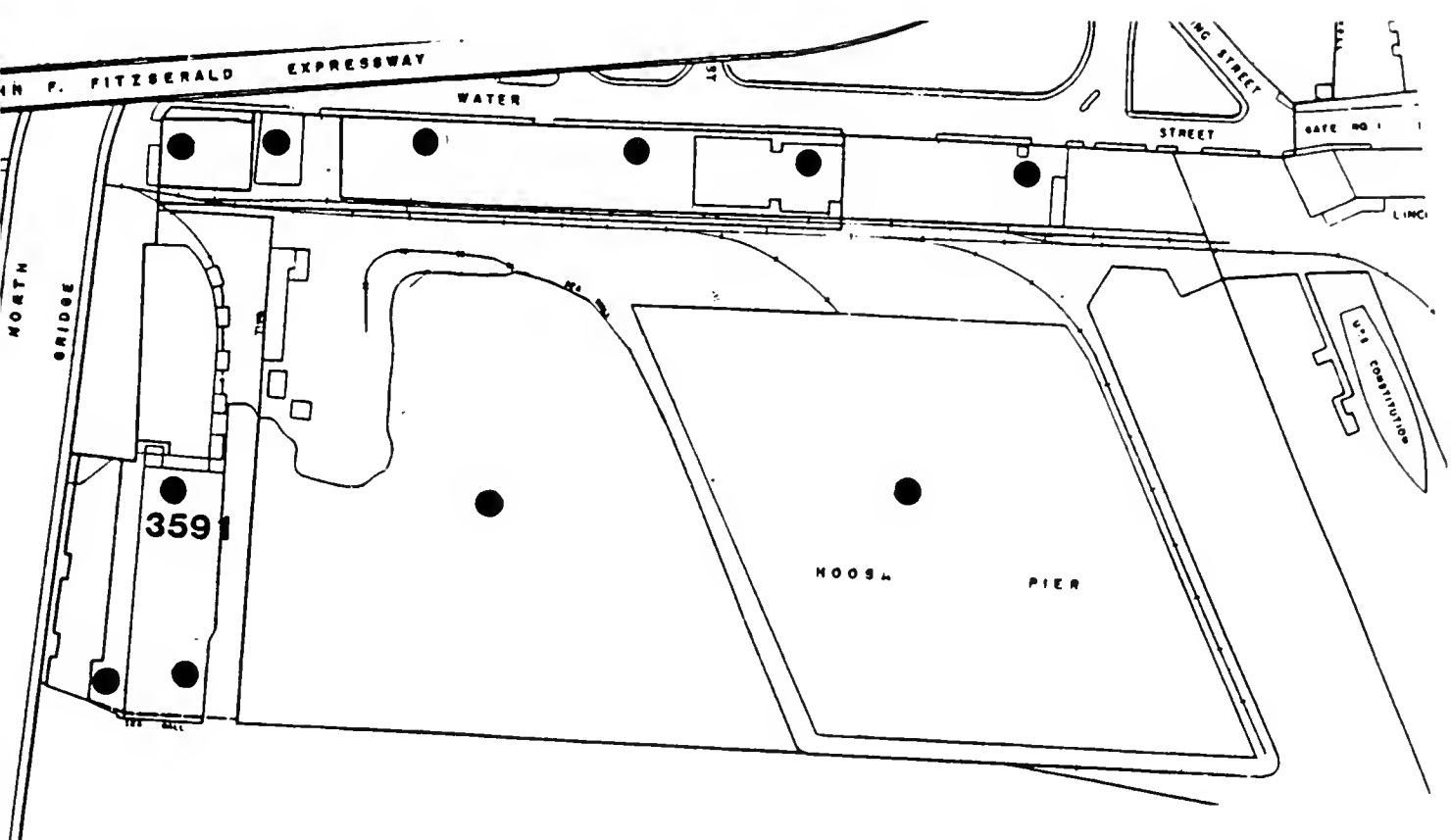
Phasing:





Parcel No.: 3591

Address: 44 Charles River Avenue



EXISTING

Owner: Rapids Realty Co., Inc. Area: 68,643 S.F.

Building Description and Square Footage: 1 story warehouse

Assessed Value: \$571,160

Land: \$68,500 Building: \$502,660

Existing Uses: warehouse

Open Space:

PROPOSED see 3591-2

Required Improvements:

Permitted Land Uses:

Allowable Density: Allowable Building Height:

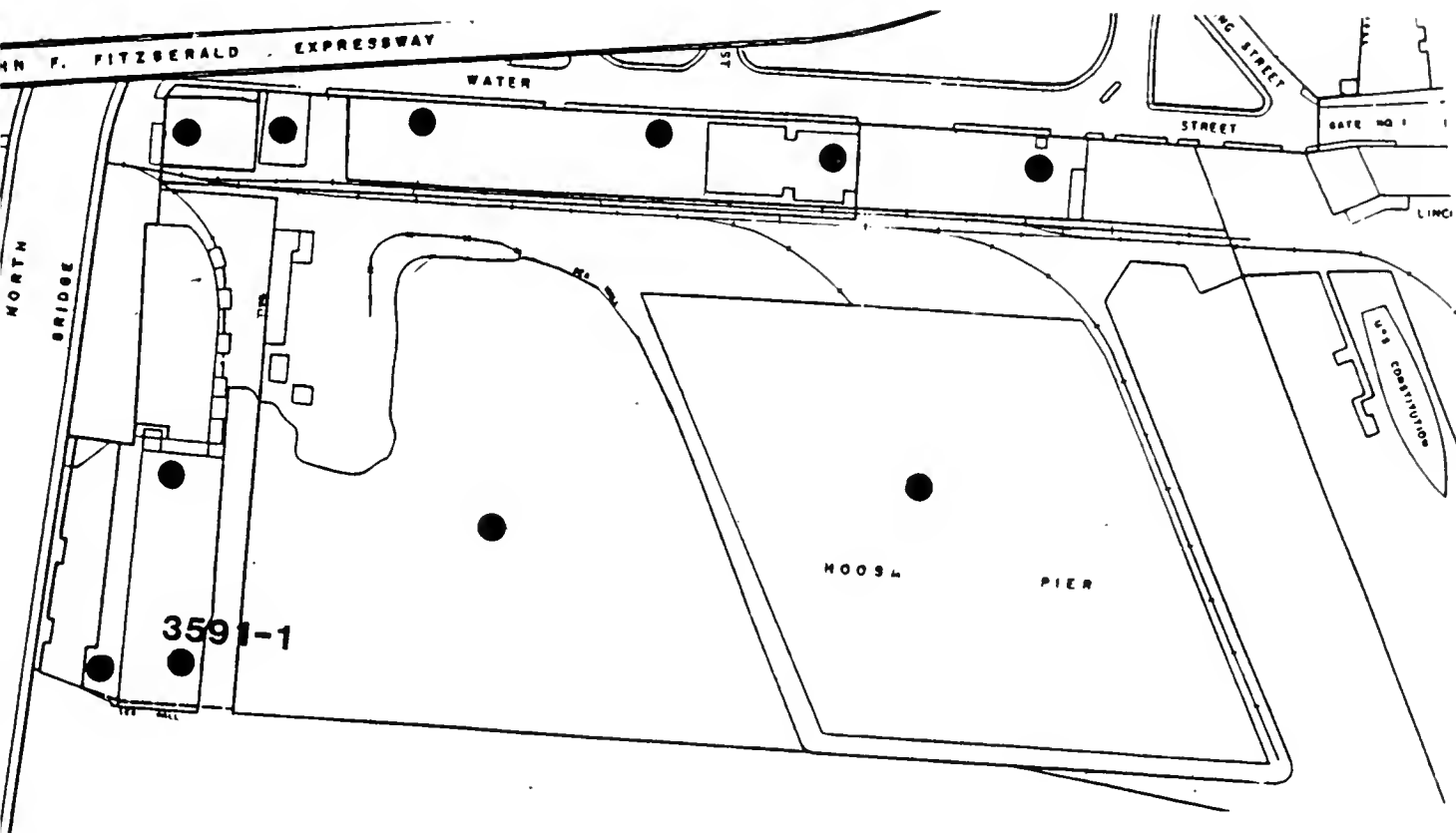
Public Open Space:

Costs: Phasing:



Parcel No.: 3591-1

Address: Charles River Avenue SES at end



### EXISTING

Owner: Commonwealth of Mass

Area: 11,243 S.F.

Building Description and Square Footage: Vacant

Assessed Value: \$400,240 (Tax Exempt)

Land: Building:

Existing Uses: Vacant

Open Space:

PROPOSED see 3591-2

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

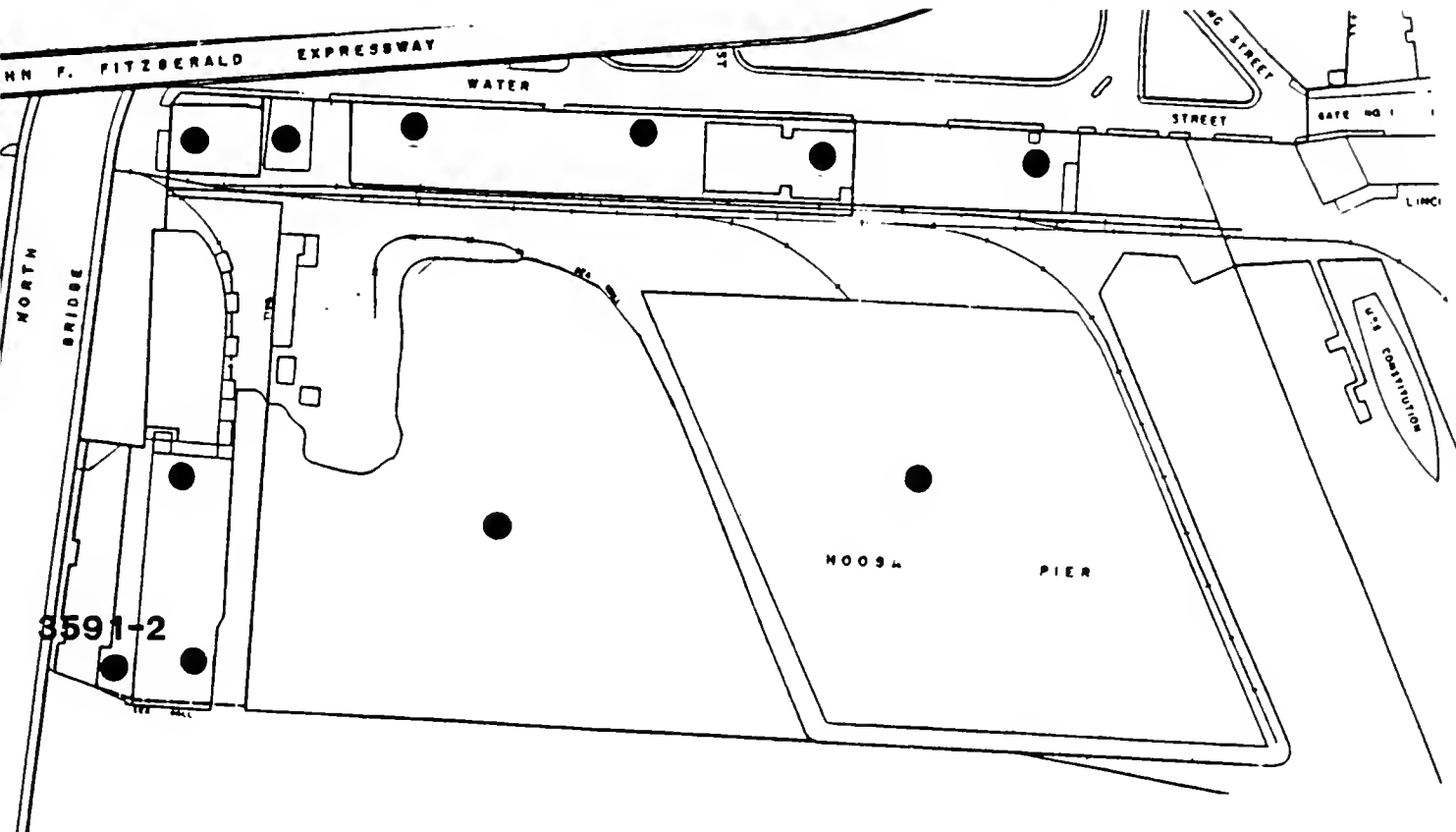
Costs:

Phasing:



Parcel No.: 3591-2

Address: Charles River Avenue SES at end



### EXISTING

Owner: Commonwealth of Mass. M.D.C. Area: 9,063 S.F.

Building Description and Square Footage: Vacant

Assessed Value: \$209,040 (Tax Exempt)

Land: Building:

Existing Uses: Vacant

Open Space:

### PROPOSED

Required Improvements: pedestrian connection to Revere landing and City Square

Permitted Land Uses: office, retail

Allowable Density: 200,000 sq.ft. Allowable Building Height: 5 fls.

Public Open Space: 25%

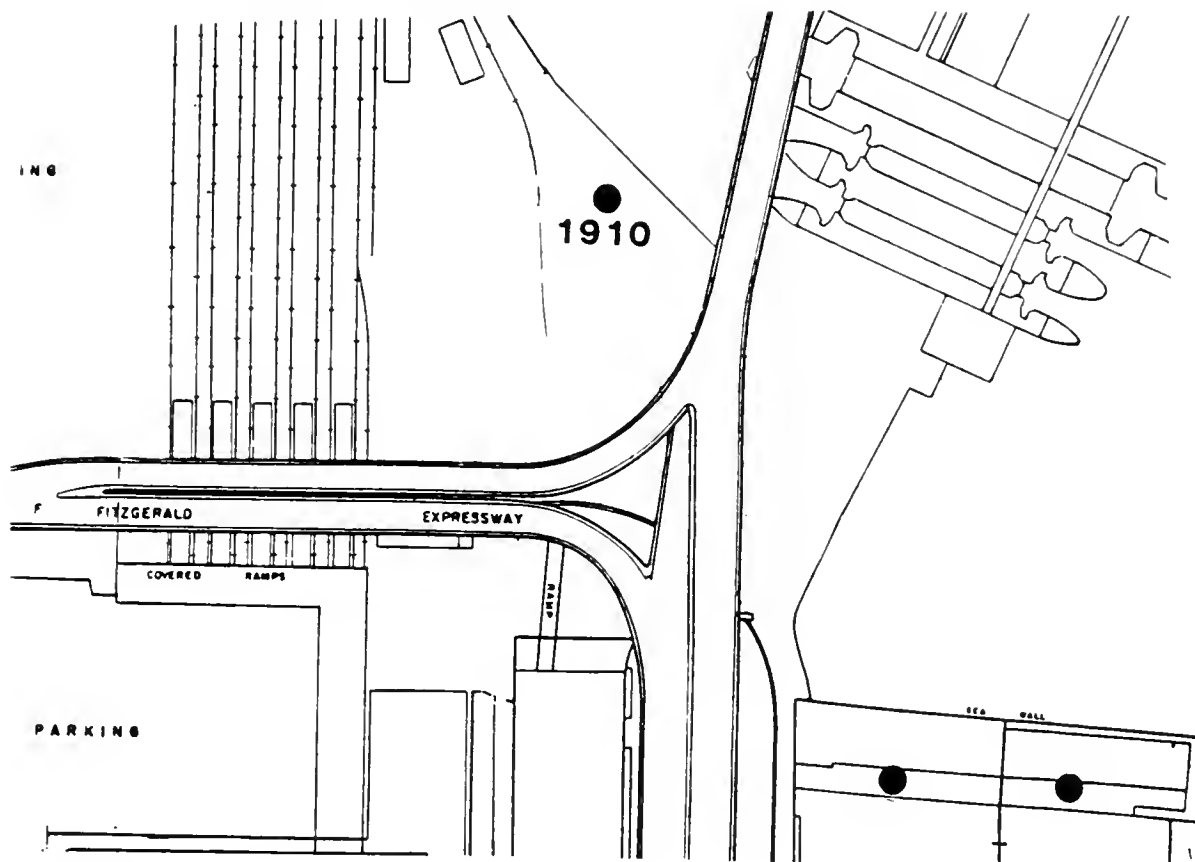
Costs: \$15,150,000.

Phasing: II



Parcel No.: 1910

Address: 168 X Beverly St.



### EXISTING

Owner: Commonwealth of Mass. - MDC

Area: 72,543 S.F.

Building Description and Square Footage: Vacant Land

Assessed Value: \$790,795 (Tax Exempt)

Land:

Building:

Existing Uses: Vacant Land

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:

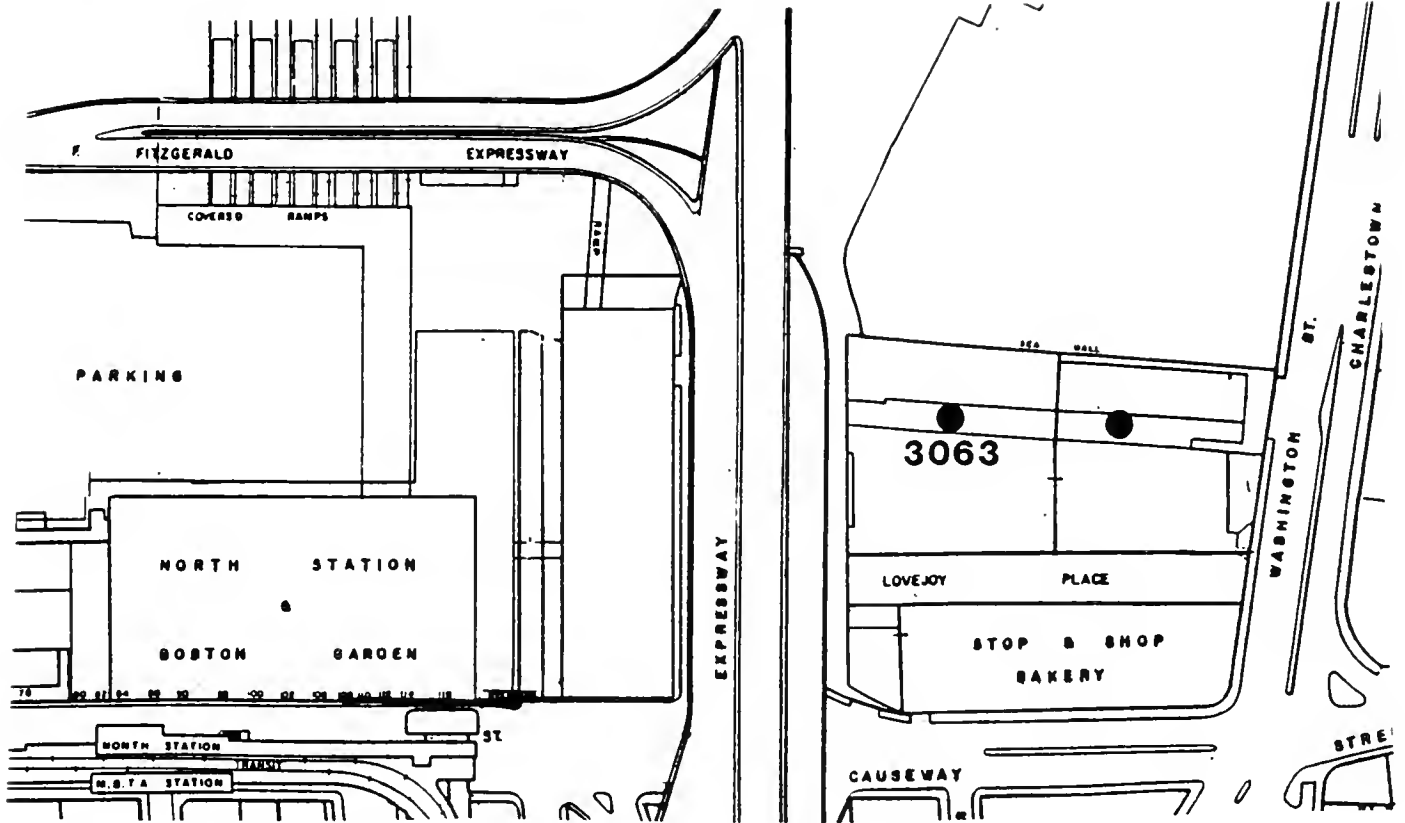




Parcel No.: 3063

13

Address: 131 Beverly St.



### EXISTING

Owner: Chardon Realty Corp.

Area: 47,348 S.F.

Building Description and Square Footage: 189,405 S.F. (7½ storey commercial)

Assessed Value: \$2,354,945

Land: \$1,041,500

Building: \$1,313,445

Existing Uses: Commercial

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

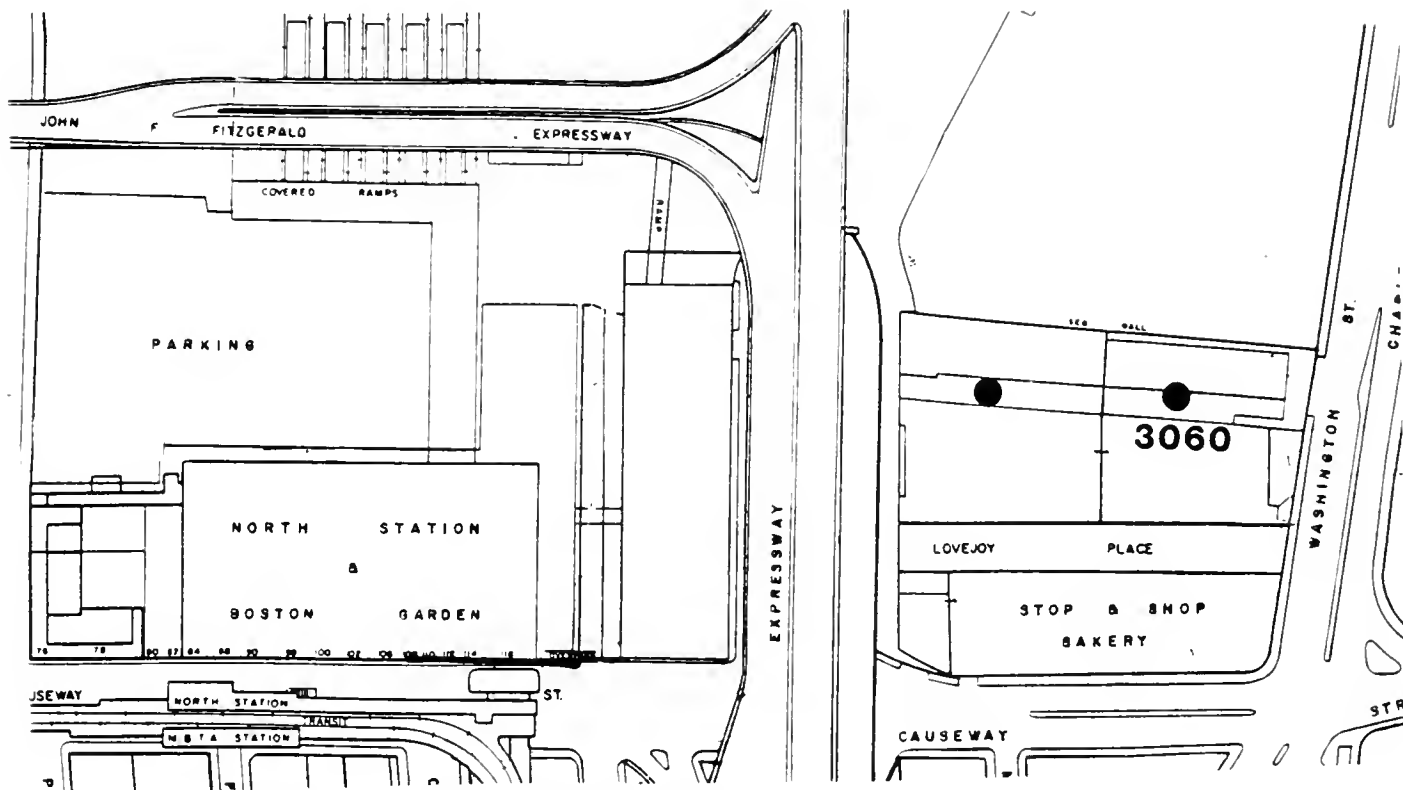
Costs:

Phasing:



Parcel No.: 3060

Address: 160 N. Washington St.



### EXISTING

Owner: Chardon Realty Corp.

Area: 43,980 S.F.

Building Description and Square Footage: 179,520 S.F. (8½ storey - Commercial)

Assessed Value: \$2,790,400

Land: \$879,500

Building: \$1,910,900

Existing Uses: Commercial

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

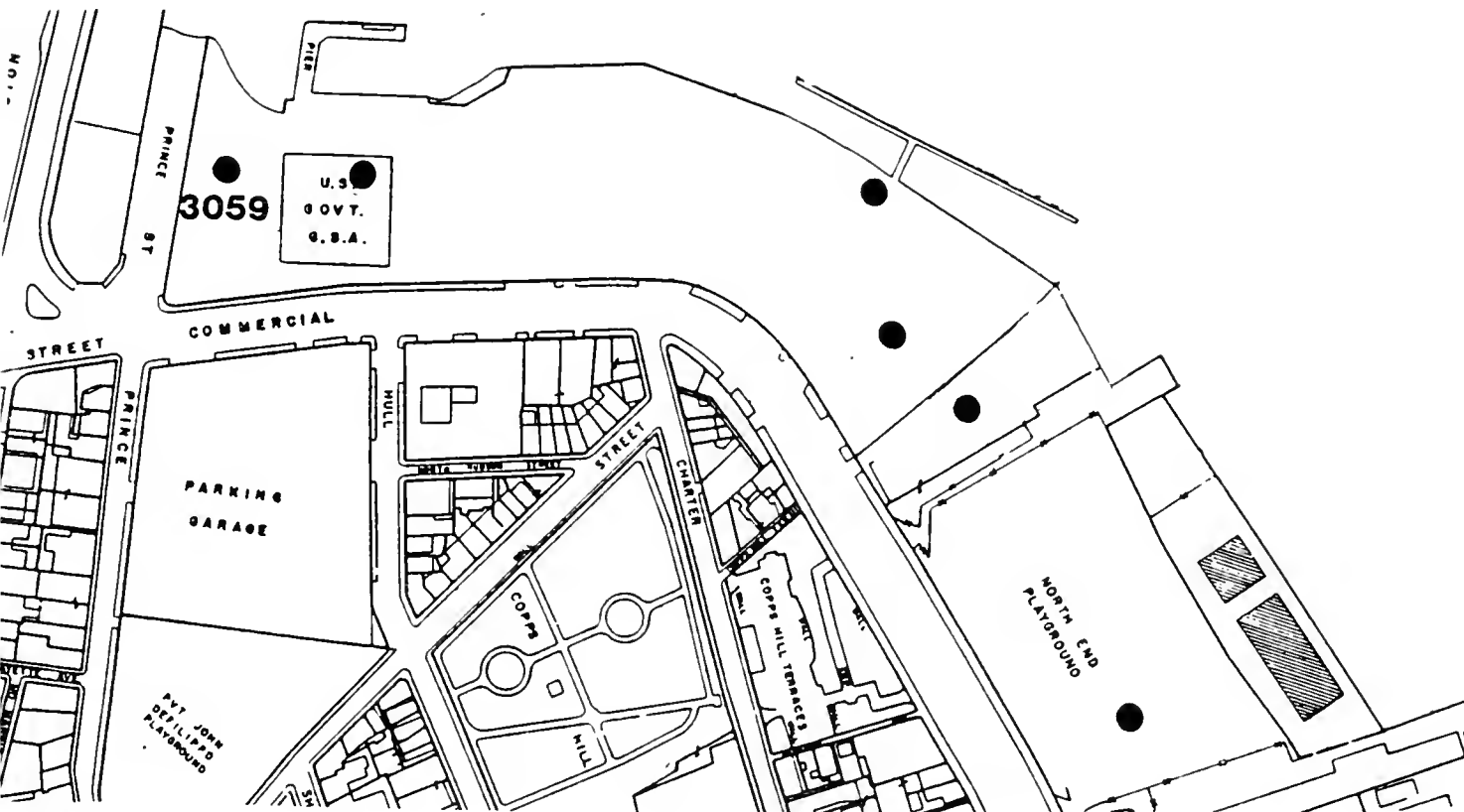
Costs:

Phasing:



Parcel No.: 5059

Address: 551 Commercial Street



### EXISTING

Owner: Commonwealth of Mass. M.D.C. Area: 137,412 S.F.

Building Description and Square Footage: tennis courts, skating rink

Assessed Value: \$1,497,660 (Tax Exempt)

Land: Building:

Existing Uses: tennis courts, skating rink

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses: existing to remain

Allowable Density:

Allowable Building Height:

Public Open Space:

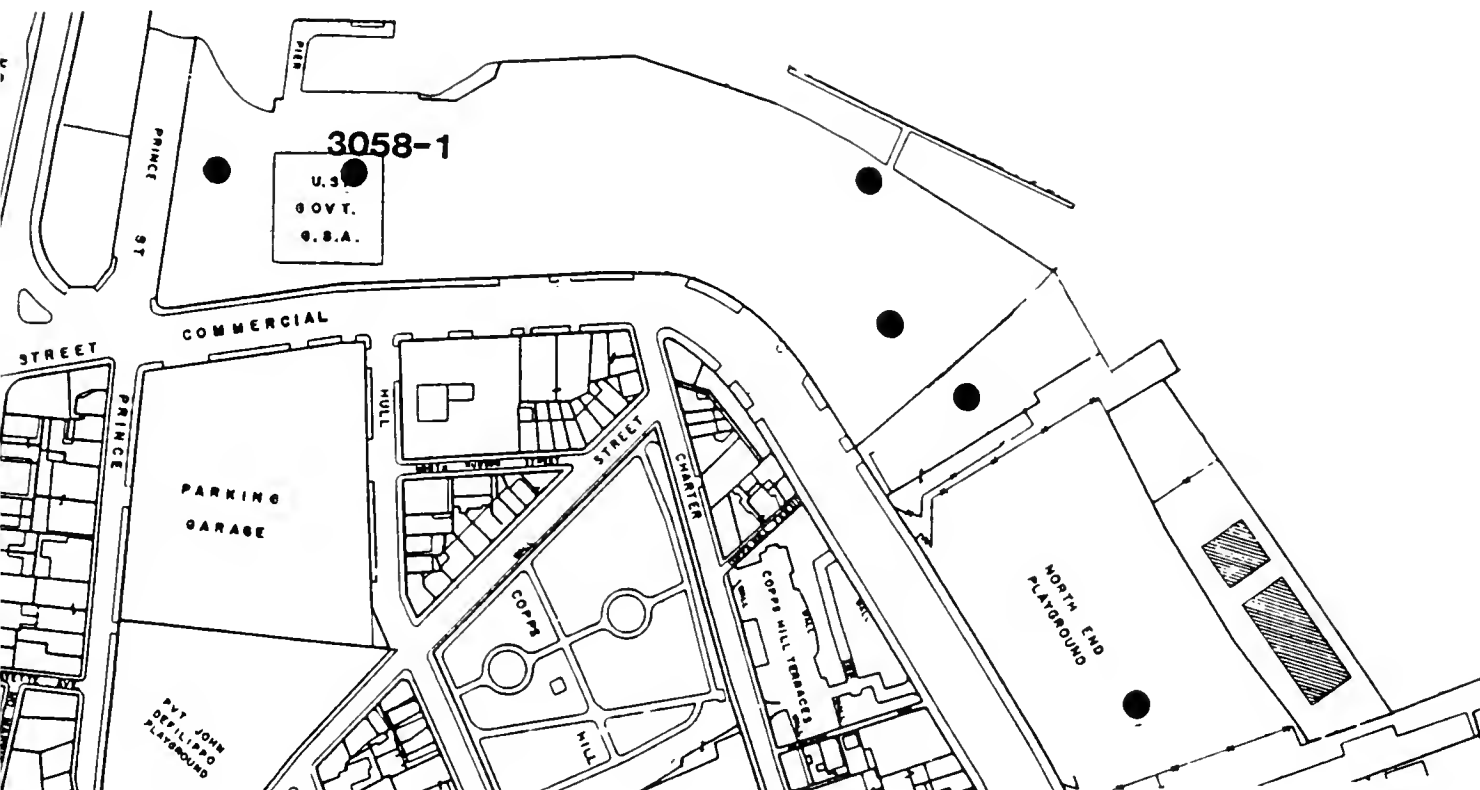
Costs:

Phasing:



Parcel No.: 3058-1

Address: 585 Commercial Street



### EXISTING

Owner: David G. Hanter

Area: 35,627 S.F.

Building Description and Square Footage: 3 story commercial

Assessed Value: \$1,264,945

Land: \$712,500

Building: \$552,445

Existing Uses: office

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses: existing to remain

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

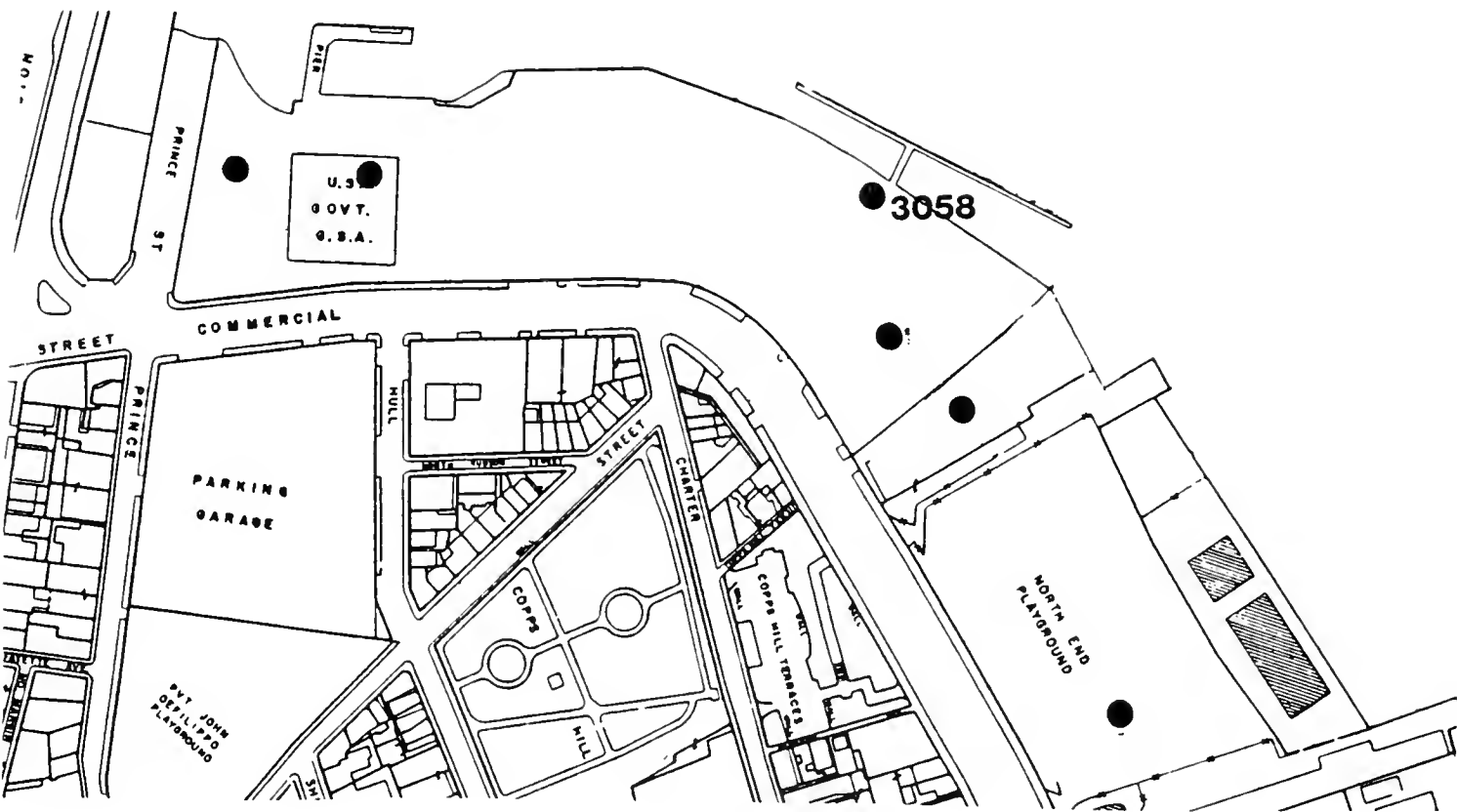
Phasing:





Parcel No.: 3058

Address: 551 Commercial Street



### EXISTING

Owner: City of Boston

Area: 5,439 S.F.

Building Description and Square Footage: Vacant

Assessed Value: \$1,595,760 (Tax Exempt)

Land:

Building:

Existing Uses: Vacant - park space with benches/public walkways

Open Space:

### PROPOSED see 3055

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

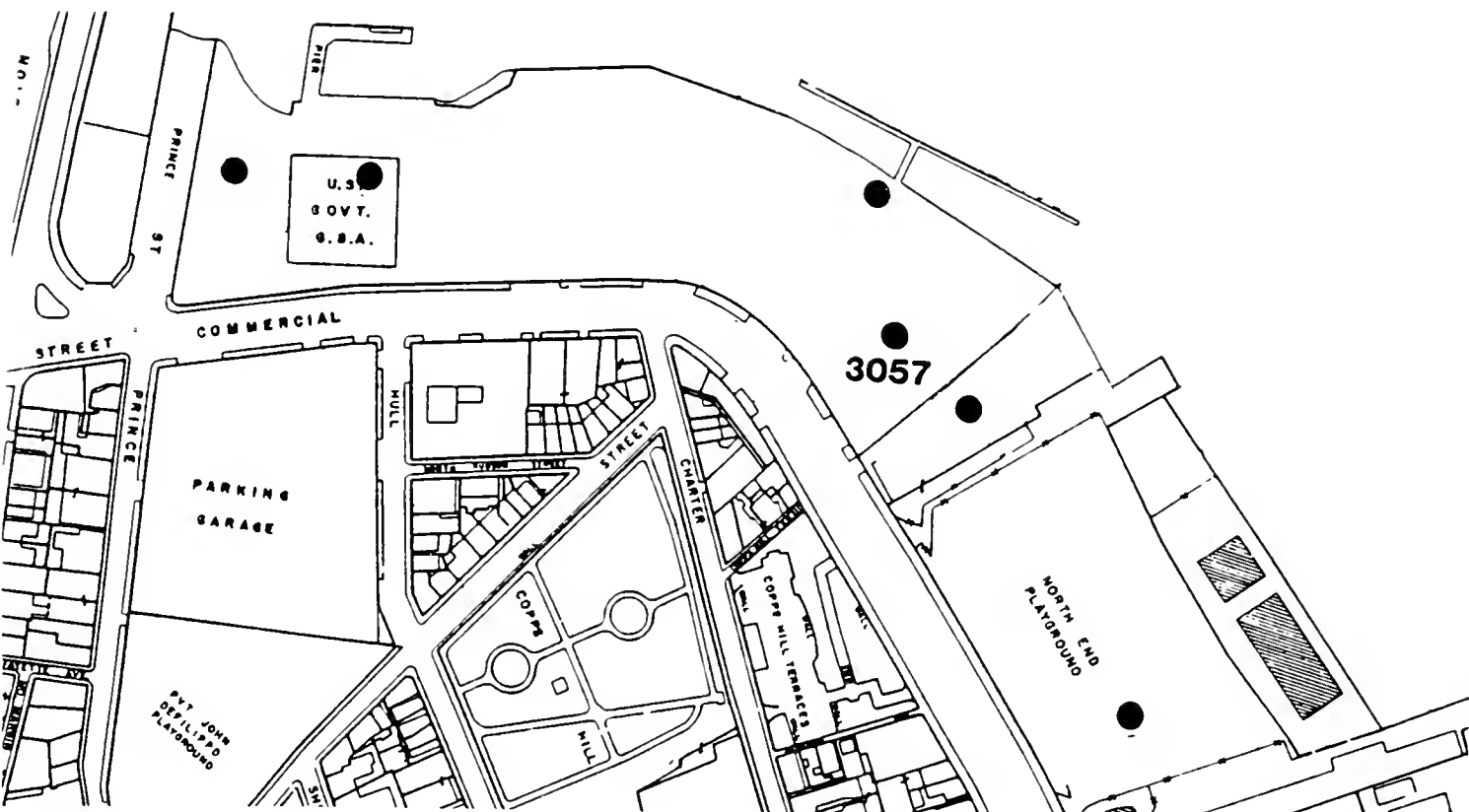
Costs:

Phasing:



Parcel No.: 3057

Address: 529-543 Commercial Street



### EXISTING

Owner: City of Boston

Area: 91,890 S.F.

Building Description and Square Footage: Little League Baseball Field

Assessed Value: \$1,006,070 (Tax Exempt)

Land:

Building:

Existing Uses: baseball field

Open Space:

PROPOSED see 3055

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

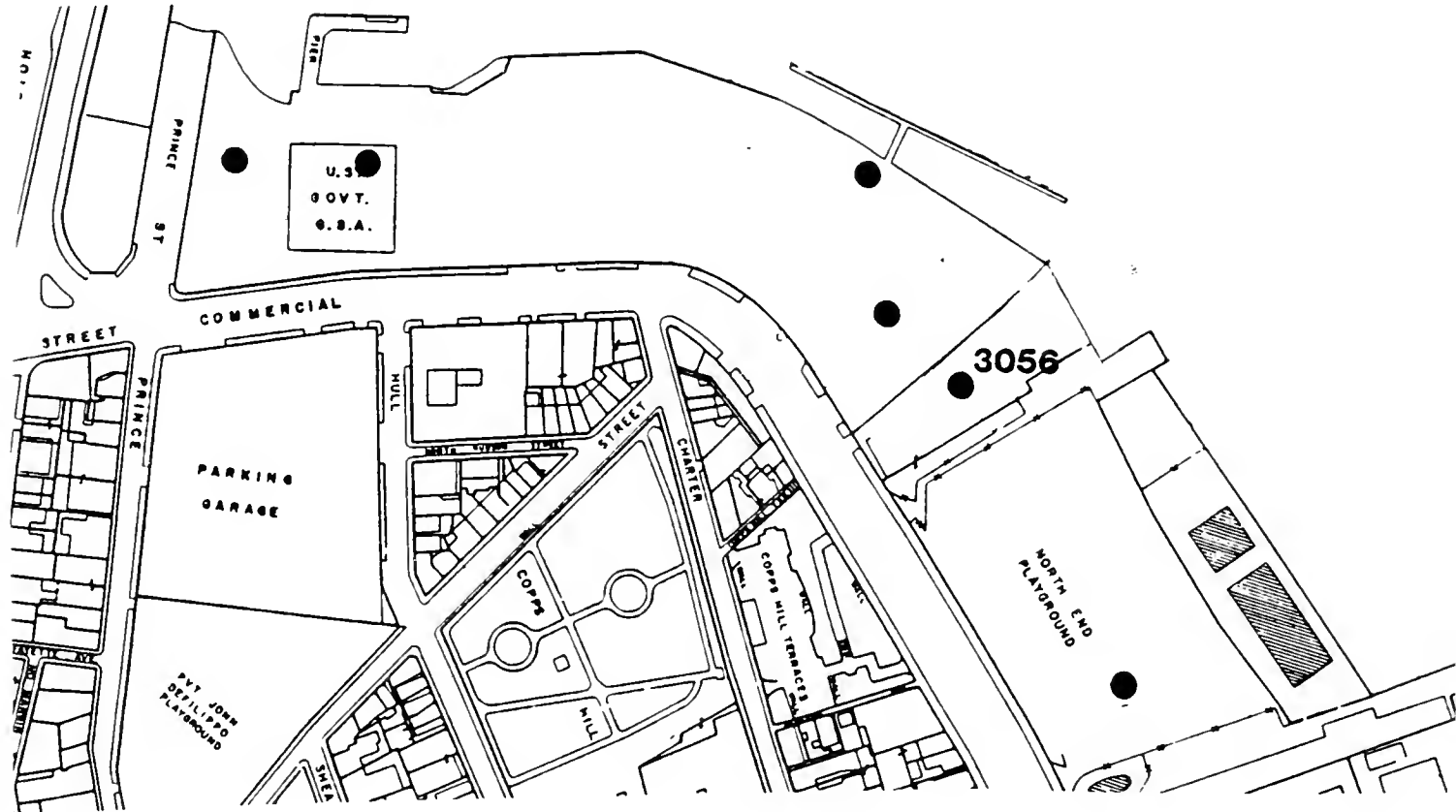
Costs:

Phasing:



Parcel No.: 3056

Address: 521-525 Commercial Street



### EXISTING

Owner: City of Boston

Area: 32,000 S.F.

Building Description and Square Footage: Former Harbor Police Station and Boat House

Assessed Value: \$348,800 (Tax Exempt)

Land: \$320,000

Building: \$28,800

Existing Uses: Former Harbor Police Station

Open Space:

PROPOSED see 3055

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

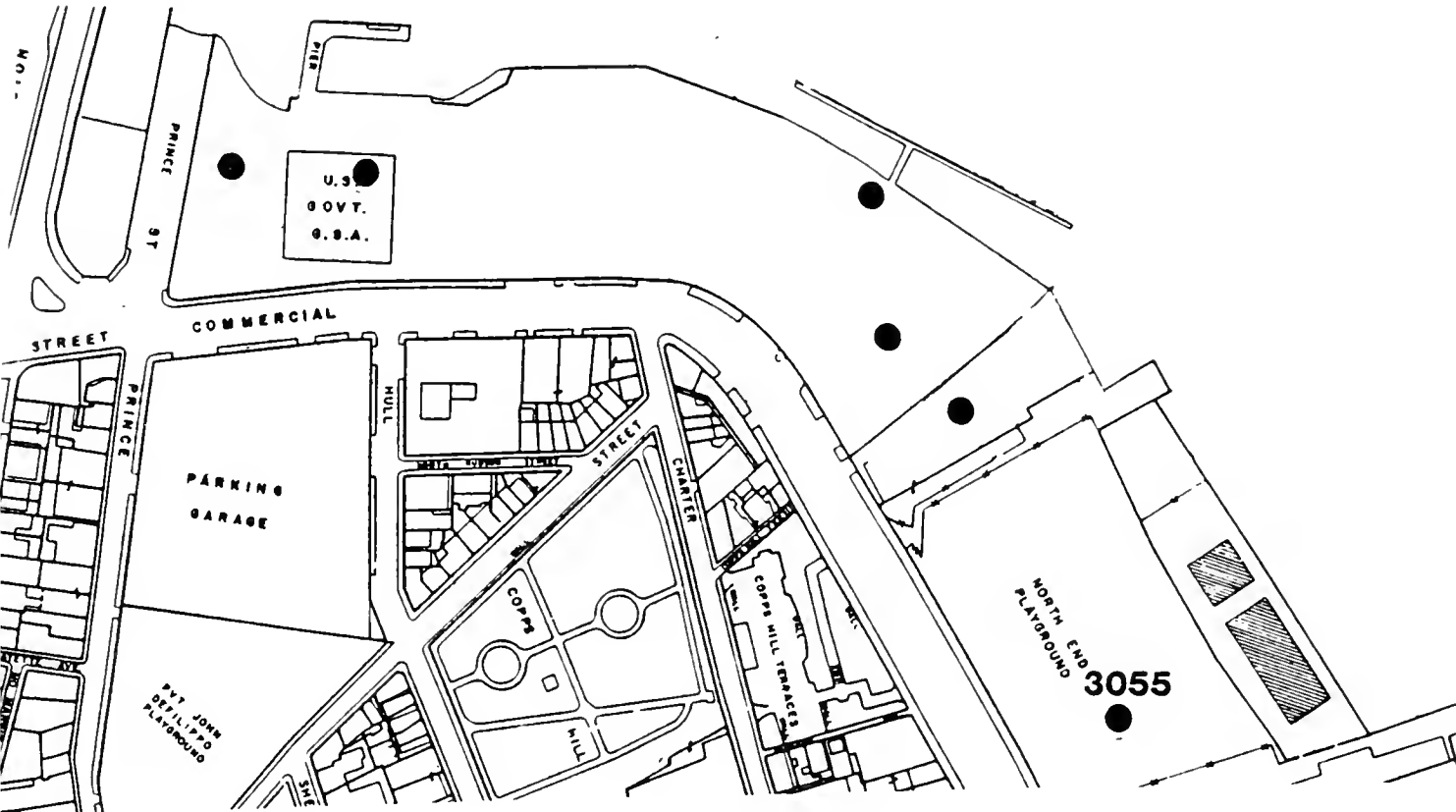
Costs:

Phasing:



Parcel No.: 3055

Address: 471 Commercial Street (North End Park)



### EXISTING

Owner: City of Boston

Area: 149,967 S.F.

Building Description and Square Footage: Playing Fields & Pool

Assessed Value: \$1,751,085 (Tax Exempt)

Land: Building:

Existing Uses: playground and pool

Open Space:

### PROPOSED

Required Improvements: reconstruct playing fields, fence

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs: \$380,000.

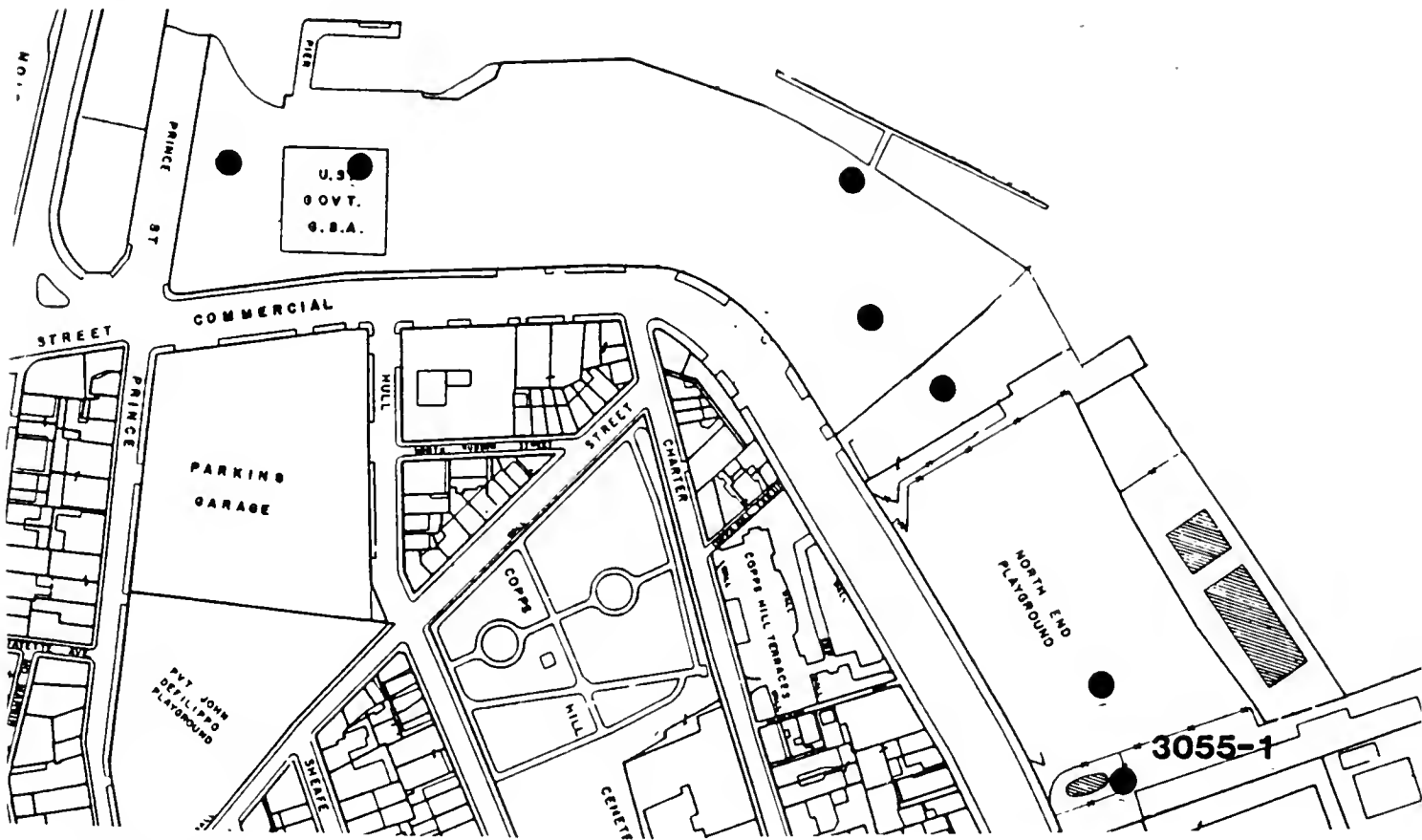
Phasing:





Parcel No.: 3055-1

Address: 479 Commercial



EXISTING

Owner: City of Boston

Area: 59,770 S.F.

Building Description and Square Footage: Bath House

Assessed Value: \$651,275 (Tax Exempt)

Land: \$597,500

Building: \$53,775

Existing Uses: bath house

Open Space:

PROPOSED see 3055

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

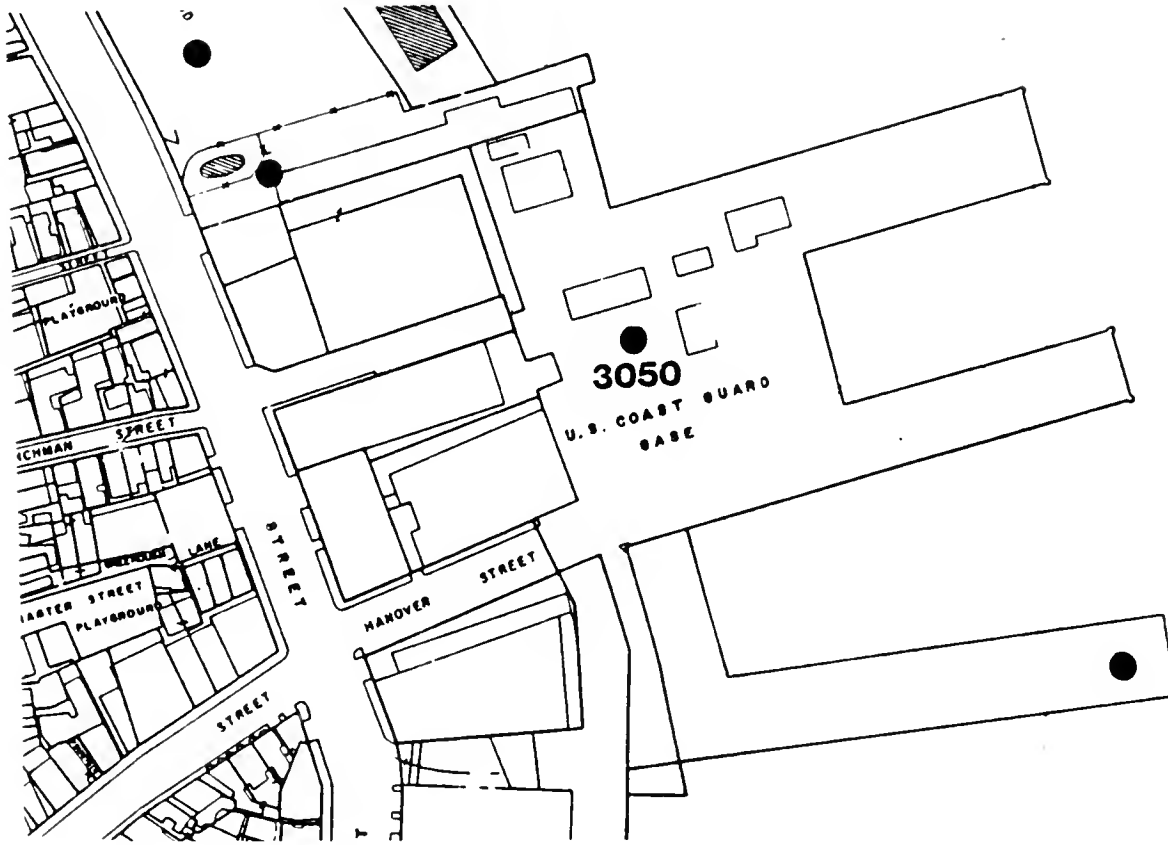
Costs:

Phasing:



Parcel No.: 3050

Address: 466-490 Hanover Street (Fiskes Wharf)



### EXISTING

Owner: U. S. Government

Area: 483,516 S.F.

Building Description and Square Footage: Coast Guard Headquarters & Piers

Assessed Value: \$14,964,065 (Tax Exempt)

Land: \$4,835,000

Building: \$10,129,065

Existing Uses: office - Coast Guard

Open Space:

### PROPOSED

Required Improvements: public pier head viewing area

Permitted Land Uses: existing to remain

Allowable Density:

Allowable Building Height:

Public Open Space:

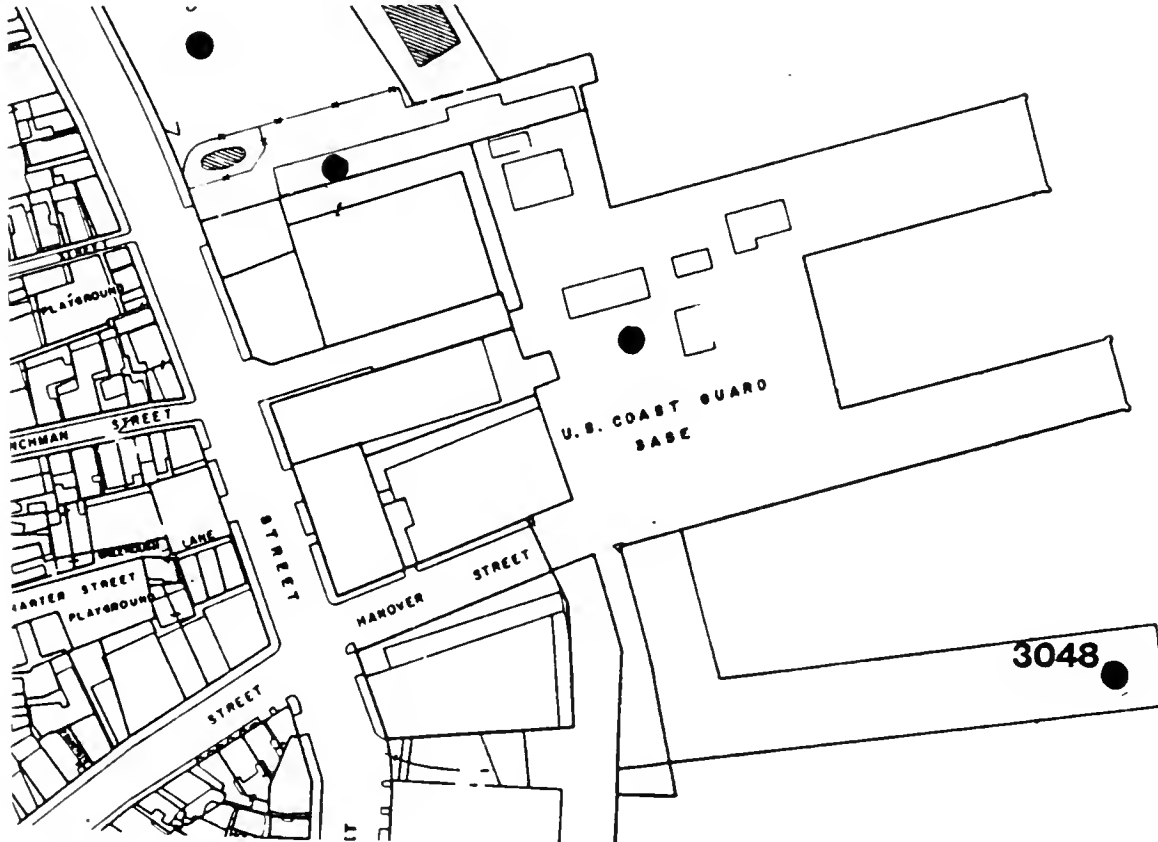
Costs: \$180,000.

Phasing: I



Parcel No.: 3048

Address: Commonwealth NES Rear (Constitution Wharf)



EXISTING

Owner: Commonwealth of Mass.

Area: 104,180 S.F.

Building Description and Square Footage: Commonwealth Flats

Assessed Value: \$12,437,990 (Tax Exempt)

Land:

Building:

Existing Uses: Land under water

Open Space:

PROPOSED see 3050

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:



Parcel No.: 3044

Address: 411-423 Commercial Street (Constitution Wharf)



### EXISTING

Owner: U. S. Government

Area: 69,206 S.F.

Building Description and Square Footage: New Coast Guard Facility

Assessed Value: \$560,805 (Tax Exempt)

Land:

Building:

Existing Uses: Vessel maintenance

Open Space:

PROPOSED see 3050

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:





Parcel No.: 3041.

Address: 40-46 Battery (Battery Wharf)



### EXISTING

Owner: Richard J. Faro

Area: 199,366 S.F.

Building Description and Square Footage: 2 story commercial block

Assessed Value: \$1,915,130

Land: Building:  
Existing Uses: Commercial (Bay State Lobster Co., Fleet Fruit Co.,  
and other retail).  
Open Space:

### PROPOSED

Required Improvements: viewing area at end of pier

Permitted Land Uses: existing to remain

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs: \$160,000.

Phasing: II



Parcel No.: 3040

Address: 50 Battery at end (Fire Station #51)



### EXISTING

Owner: City of Boston Fire Department Area: 44,862 S.F.

Building Description and Square Footage: 1,800 S.F. - Pier for Fire Boats (3 sm. structures)

Assessed Value: \$511,755 (Tax Exempt)

Land: \$448,500 Building: \$63,255

Existing Uses: Fire Boat Dock

Open Space:

### PROPOSED

Required Improvements: open pier to public, rebuild pier, new fireboat facility, residential, open space, public access

Permitted Land Uses: fireboat, residential, public open space

Allowable Density: 40,000 S.F. Allowable Building Height: 5 floors

Public Open Space:

Costs: \$6,000,000

Phasing:



Parcel No.: 3039-2

Address: Battery LT Lot 2 - For Number 41 (Lincoln Wharf)



### EXISTING

Owner: City of Boston

Area: 57,231 S.F.

Building Description and Square Footage: Former Coal Pocket

Assessed Value: \$1,871,530 (Tax Exempt)

Land: \$1,717,000

Building: \$154,530

Existing Uses: Former Coal Pocket

Open Space:

### PROPOSED

Required Improvements: new deck, public wharf, open space

Permitted Land Uses: residential rehab. of existing building,  
open space, public access

Allowable Density: 45,000 sq.ft. Allowable Building Height: 5 fls.

Public Open Space: 70%

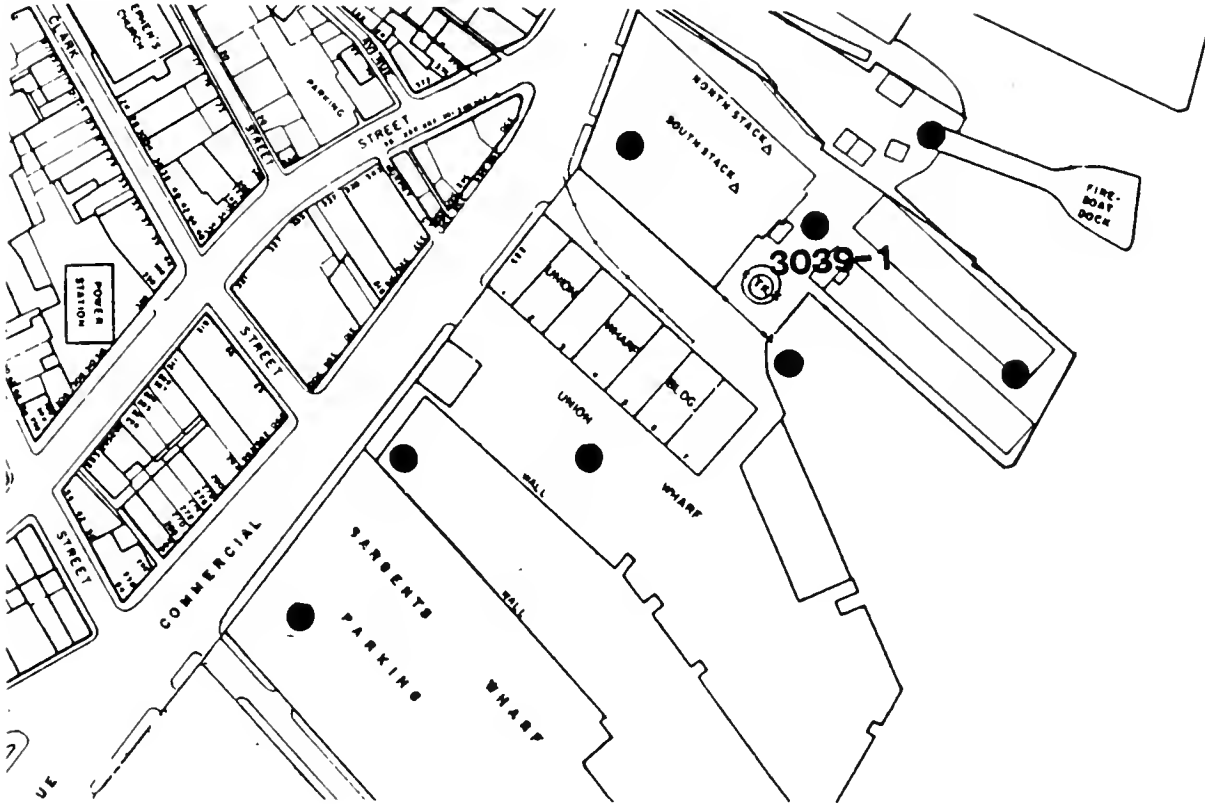
Costs: \$9,000,000

Phasing:



Parcel No.: 5039-1

Address: Battery LT 3SS (Lincoln Wharf)



### EXISTING

Owner: City of Boston

Area: 5,917 S.F.

Building Description and Square Footage: Vacant

Assessed Value: \$193,475 (Tax Exempt)

Land:

Building:

Existing Uses: Vacant

Open Space:

PROPOSED see 5039-2

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

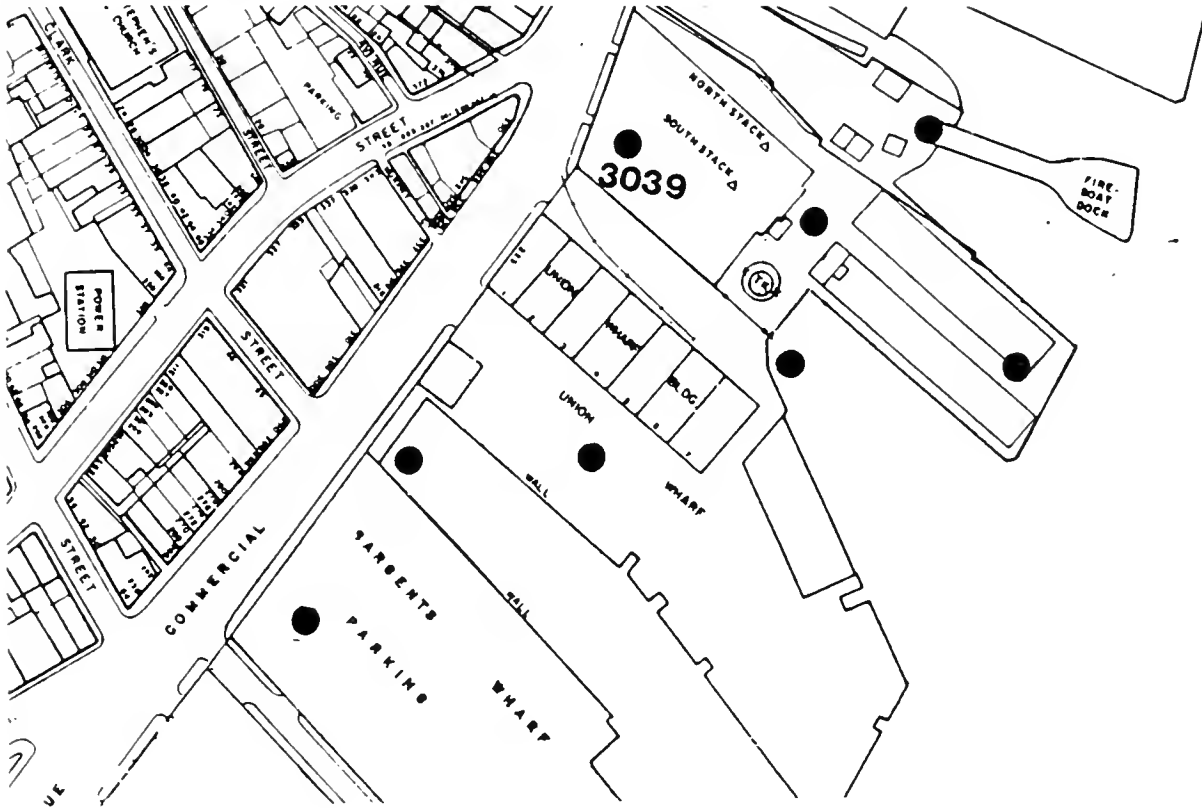
Costs:

Phasing:





Address: 357-371 Commercial Street (Lincoln Wharf)



EXISTING

Owner: San Marco

Area: 52,539 S.F.

Building Description and Square Footage: Vacant

Assessed Value: \$2,155,295

Land: Building:

Existing Uses: Vacant

Open Space:

## PROPOSED

Required Improvements: maritime museum, battery street landscaping

Permitted Land Uses: housing rehab. in existing building

Allowable Density: 100 units

Allowable Building Height:

Public Open Space:

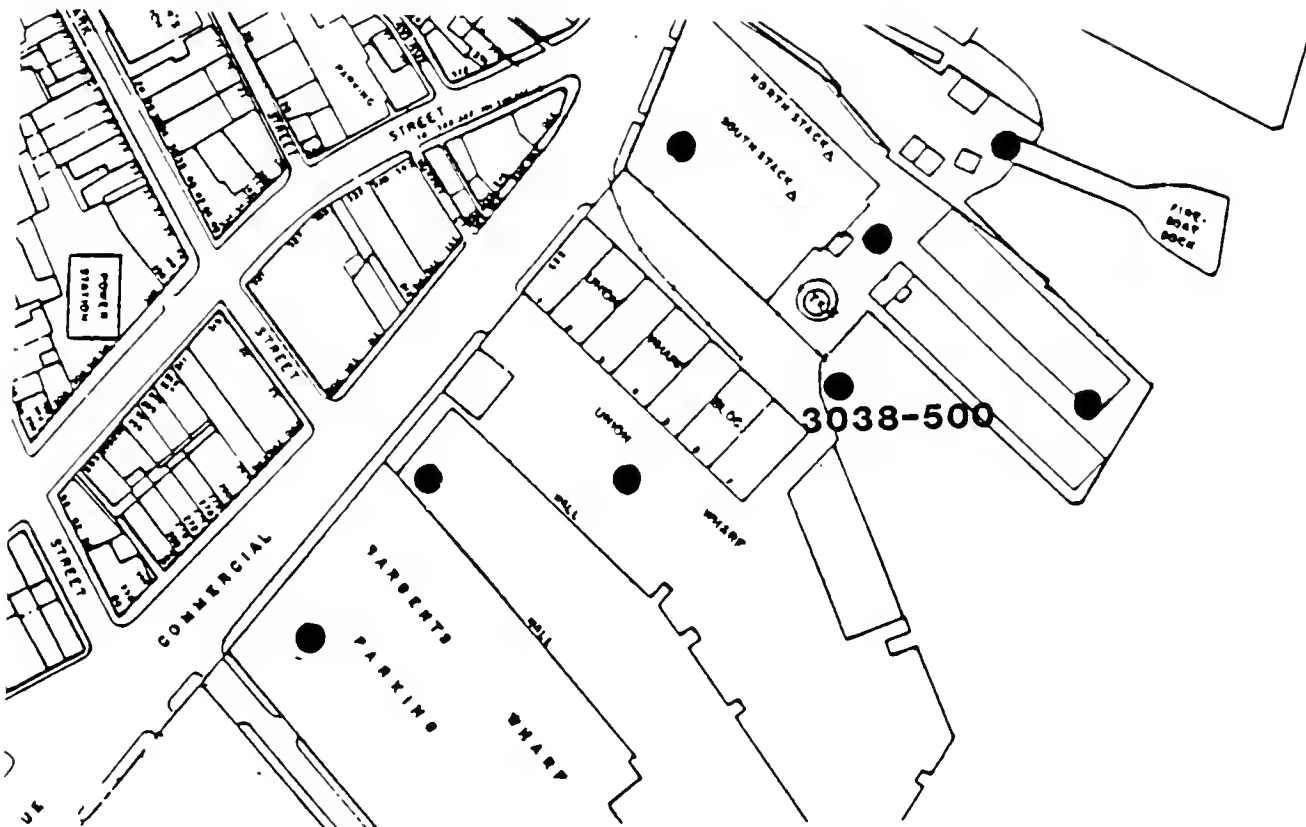
Costs: \$15,150,000

Phasing: III



Parcel No.: 3038-500

Address: East Side Rear Commercial St.



### EXISTING

Owner: Jeffrey Arresty et al, Trs. - Union Wharf Condo. Trust      Area: 44,319 S.F.

Building Description and Square Footage: Water space

Assessed Value: \$35,845

Land:      Building:

Existing Uses: Water space for marina.

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

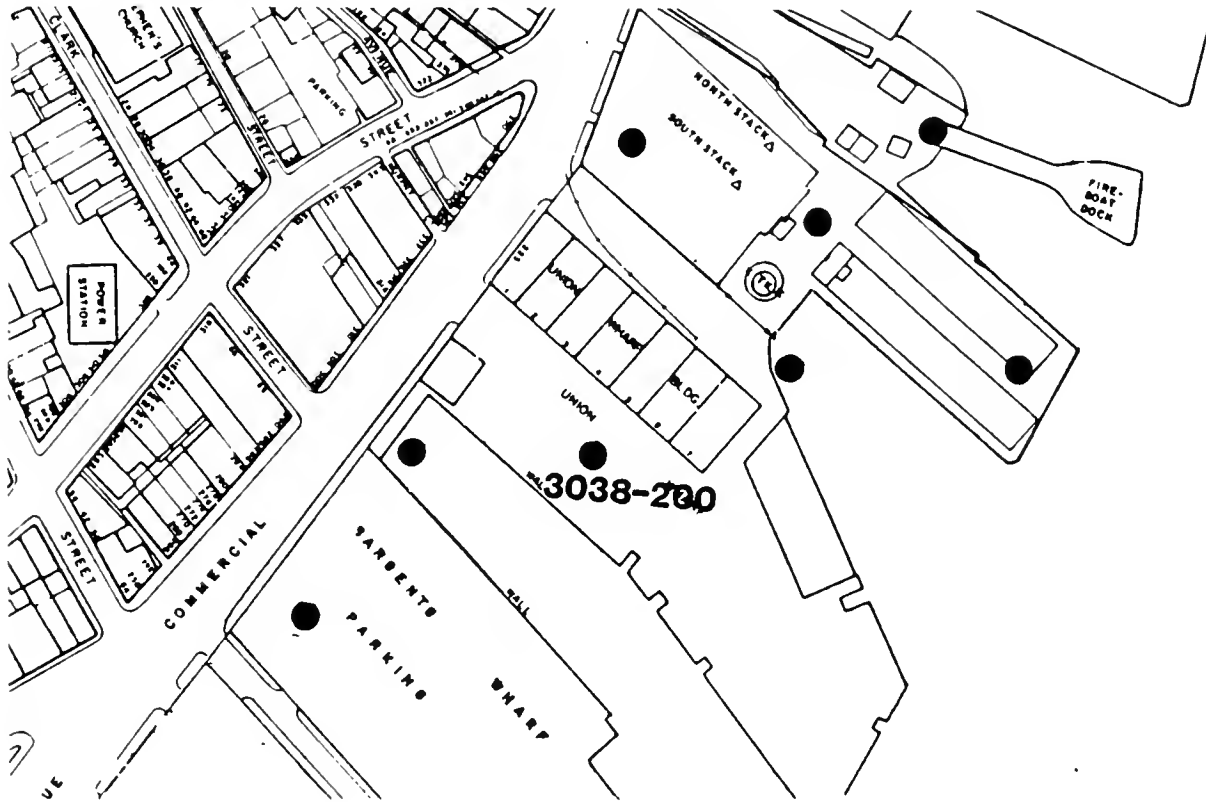
Costs:

Phasing:



Parcel No.: 3038-200

Address: 295-343 Commercial Street (Union Wharf)



### EXISTING

Owner: Union Wharf Condo Trust Area: 114,267 S.F.

Building Description and Square Footage: 89 unit condominium  
(Parcels 3038-203 to 3038-406)

Assessed Value: Total of individual units

Land: N.A. Building: N.A.

Existing Uses: Condominium - Residential , Office

Open Space:

### PROPOSED

Required Improvements: water-edge boardwalk

Permitted Land Uses: existing to remain

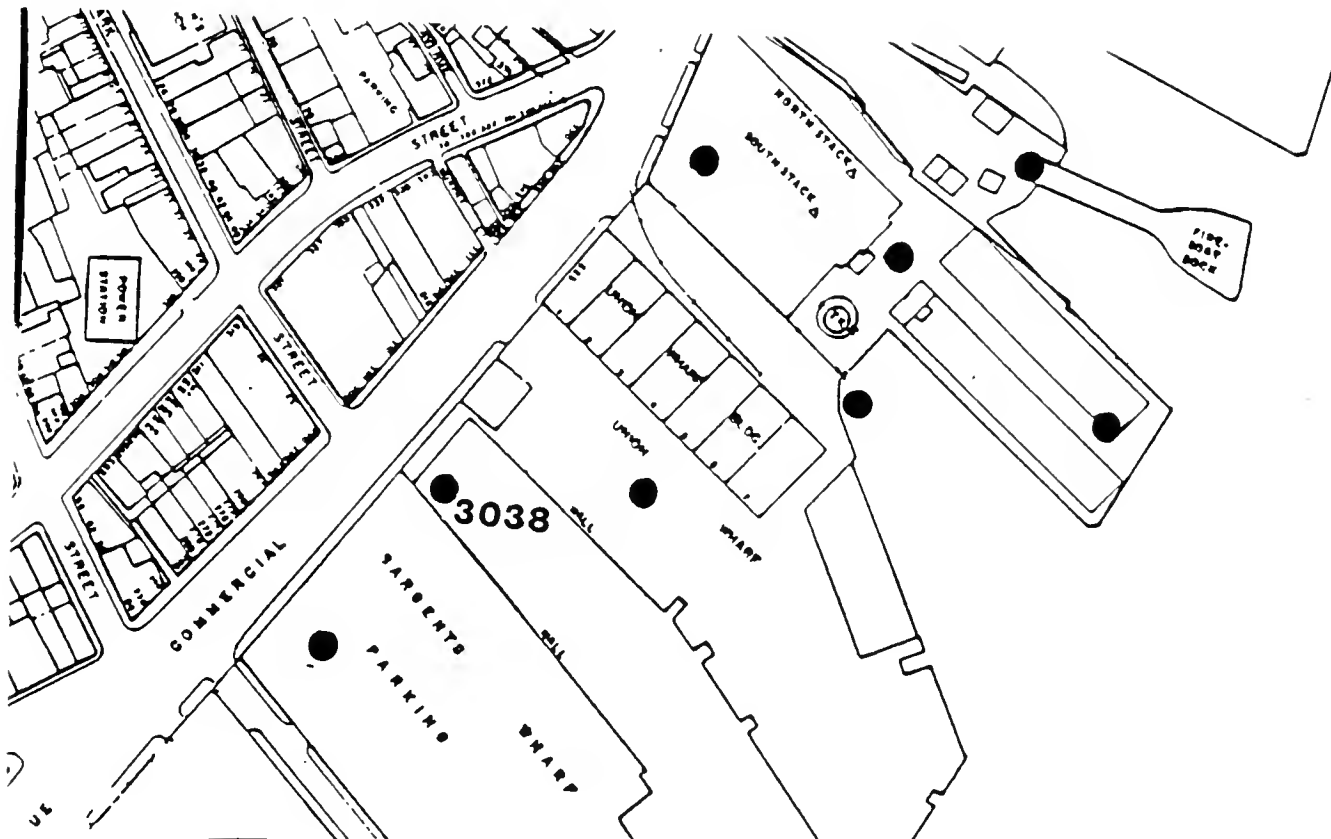
Allowable Density: Allowable Building Height:

Public Open Space:

Costs: \$540,000. Phasing: II



Address: Next to 295 Commercial St.

EXISTING

Owner: Jeffrey Arresty et al. Trs. - Union Wharf Condo. Trust      Area: 71,079 S.F.

Building Description and Square Footage: Water space

Assessed Value: \$77,040

Land:      Building:

Existing Uses: Water space for marina.

Open Space:

PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:





Parcel No.: 3037

Address: 1 Eastern Avenue (Sargents Wharf)



### EXISTING

Owner: Boston Redevelopment Authority Area: 81,325 S.F.

Building Description and Square Footage: Vacant Land used for parking

Assessed Value: \$2,687,940 (Tax Exempt)

Land: Building:

Existing Uses: Parking

Open Space:

PROPOSED town pier, water-edge walk, public open space

Required Improvements: town pier, water-edge walk, public open space

Permitted Land Uses: residential, commercial

Allowable Density: 300,000. sq.ft. Allowable Building Height: 6 fls.

Public Open Space: 50%

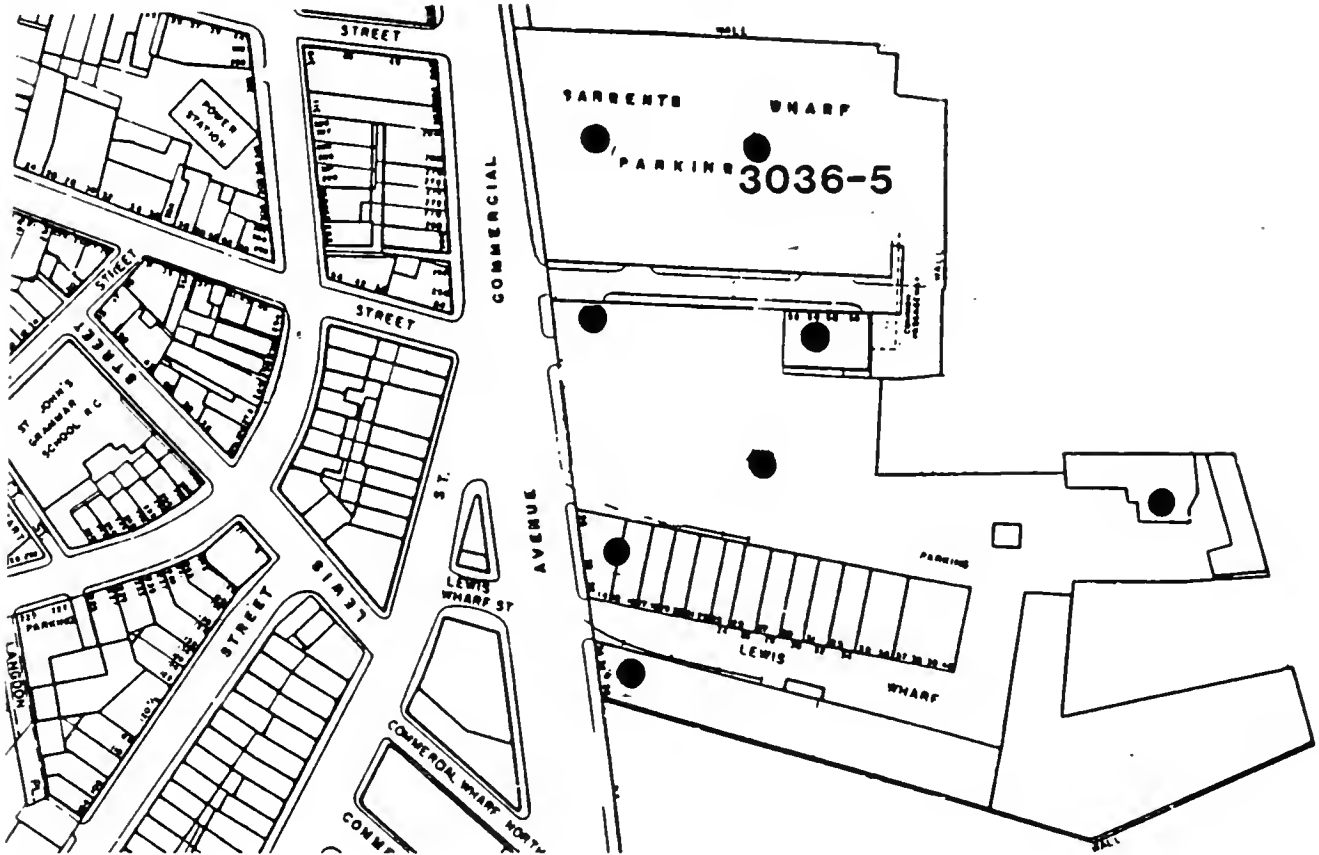
Costs: \$26,800,000.

Phasing: II and III



Parcel No.: 3036-5

Address: Eastern Avenue - NS (Sargents Wharf)



EXISTING

Owner: Boston Redevelopment Authority Area: 876 S.F.

Building Description and Square Footage: Vacant Land Used for Parking

Assessed Value: \$29,430 (Tax Exempt)

Land: Building:

Existing Uses: Parking

Open Space:

PROPOSED see 3037

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:



Parcel No.: 3030

Address: 8 Atlantic Avenue (Lewis Wharf)



### EXISTING

Owner: Boston Redevelopment Authority Area: 10,491 S.F.

Building Description and Square Footage: Vacant Land used for parking

Assessed Value: \$346,620 (Tax Exempt)

Land: Building:

Existing Uses: Parking

Open Space:

### PROPOSED see 3029

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:



Parcel No.: 3034

Address: 5258 Eastern Avenue (Lewis Wharf)



### EXISTING

Owner: Continental Cable Vision Area: 17,923 S.F.

Building Description and Square Footage: 62,000 S.F.  
(6 stories)  
Corporate Headquarters

Assessed Value: \$354,250

Land: \$130,000 Building: \$224,250

Existing Uses: Office, restaurant, gardens, terrace. (Pilot House)  
(The Winery)

Open Space:

PROPOSED see 3029

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:





Parcel No.: 3029-50

Address: 45 Lewis Wharf



### EXISTING

Owner: Boston Waterfront Development Corp. Area: 258,054 S.F.

Building Description and Square Footage: 34,000 S.F. - Office & Warehouse  
2 Frame Buildings

Assessed Value: \$168,950

Land: Building:

Existing Uses: Office, high-studded frame and metal warehouse, parking.

Open Space:

### PROPOSED see 3029

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:







Parcel No.: 3029-200

Address: 28-32 Atlantic Avenue and 13-40 Lewis Wharf



### EXISTING

Owner: Lewis Wharf Real Property Trust

Area: 37,584 S.F.

Building Description and Square Footage: 180,000 S.F. - Condos (154 units)  
(parcels 3029-202 to 3029-510)

Assessed Value: Total of individual units

Land: N.A.

Building: N.A.

Existing Uses: Condominium - Residential and Commercial (office, retail)  
steel shed. (Roche Bobois Furniture Store, Tai Sei of

Open Space: Japan Restaurant, Store 24.)

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:



Parcel No.: 3029

Address: 34-38 Atlantic Avenue (Lewis Wharf)



### EXISTING

Owner: Thomas E. Cargill, Jr.

Area: 14,777 S.F.

Building Description and Square Footage: 16,000 S.F. - Office (3 story)

Assessed Value: \$1,284,500

Land: Building:

Existing Uses: Office

Open Space:

### PROPOSED

Required Improvements: public attraction (winter garden, aviary), landscaped open space, water-edge walk

Permitted Land Uses: residential, office/retail, garage parking

Allowable Density: 190,000 sq.ft. Allowable Building Height: 3 fls.

Public Open Space: 50%

Costs: \$16,150,000.

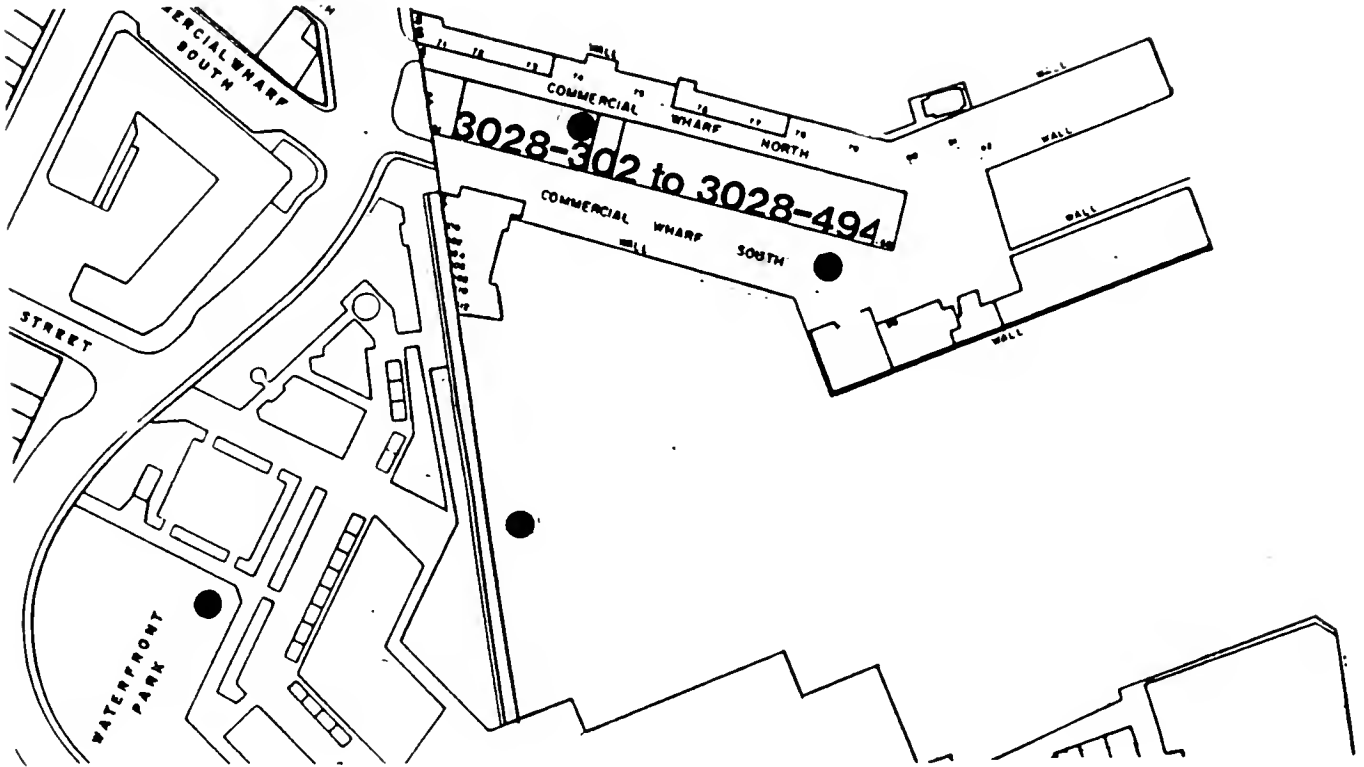
Phasing: III





Parcel No.: 3028-302 to 3028-494

Address: 84 Atlantic Ave.  
(Commercial Wharf Condominiums)



### EXISTING

Owner: Commercial Wharf East Condo Assoc. Area: 74,331

Building Description and Square Footage: 145,650 S.F. Condominium  
(96 units)

Assessed Value: Total individual units

Land: N.A.

Building: N.A.

Existing Uses: Condominium - Residential and Commercial (office, retail)

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

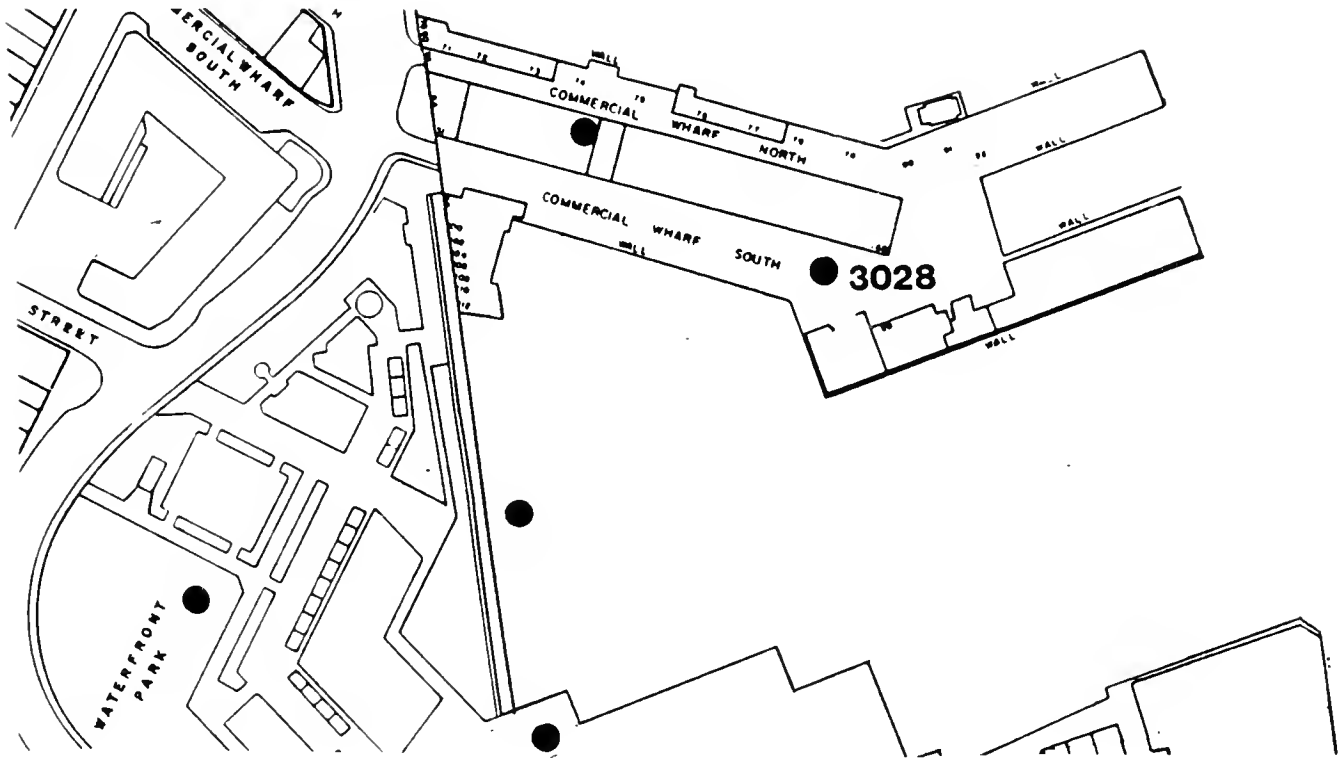
Costs:

Phasing:



Parcel No.: 3028

Address: 98-104 Atlantic Avenue (Commercial Wharf)



### EXISTING

Owner: Blue Water Trust

Area: 297,026 S.F.

Building Description and Square Footage: Vacant

Assessed Value: \$3,034,560

Land:

Building:

Existing Uses: Joseph's Aquarium Restaurant, office, wooden warehouse, small restaurant, storage shed, Boston Yacht Haven.

Open Space:

### PROPOSED

Required Improvements: water-edge walkway, public open space, shipping museum

Permitted Land Uses: office, retail

Allowable Density: 95,000 sq.ft. Allowable Building Height: 3 fls.

Public Open Space: 50%

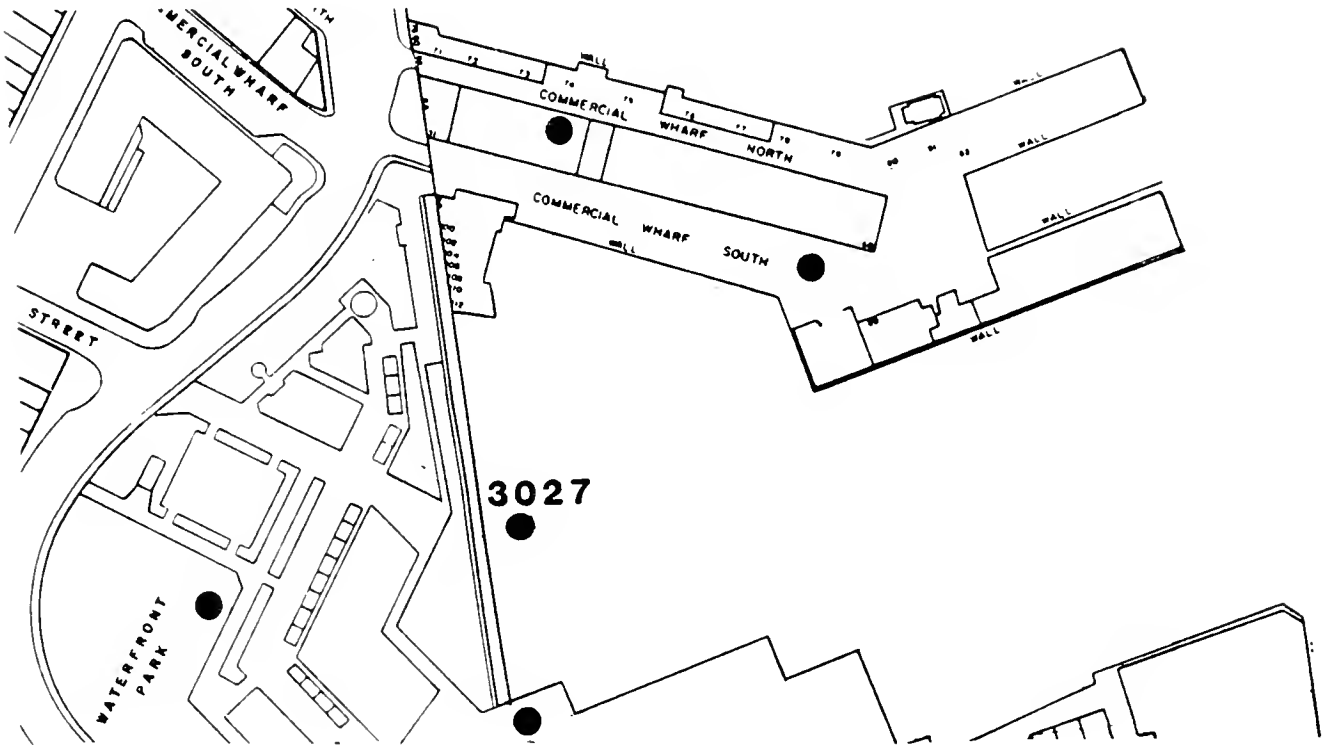
Costs: \$3,850,000.

Phasing: III



Parcel No.: 3027

Address: Water space - Waterfront Park



### EXISTING

Owner: Boston Redevelopment Authority Area: 51,500 S.F.

Building Description and Square Footage: N/A

Assessed Value: N/A

Land: Building:

Existing Uses: Water space

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

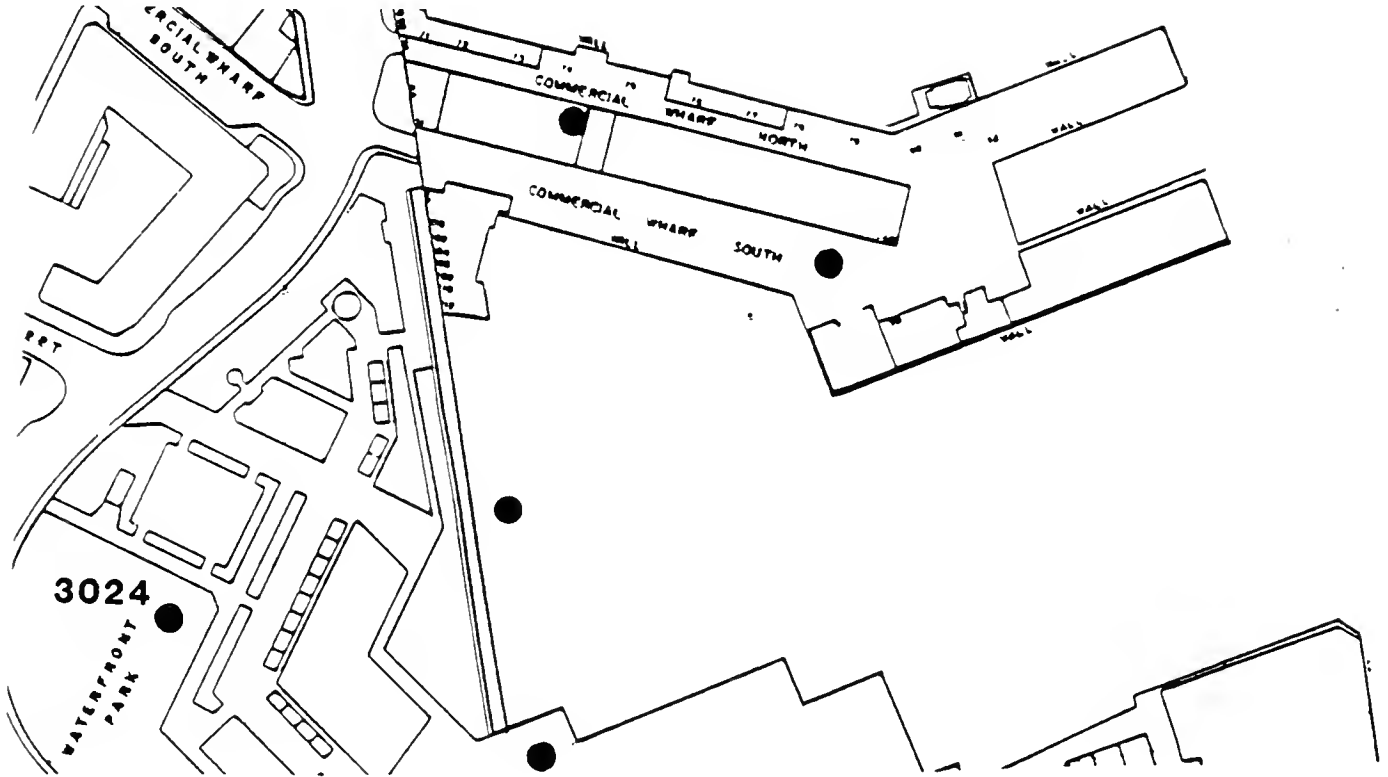
Costs: \$200,000.

Phasing: I



Parcel No.: 3024

Address: Waterfront Park



EXISTING

Owner: Boston Redevelopment Authority Area: 178,155 S.F.

Building Description and Square Footage: N/A

Assessed Value: N/A

Land: N/A

Building: N/A

Existing Uses: Public park

Open Space:

PROPOSED

Required Improvements: Bandstand, landscape improvements.

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs: \$200,000

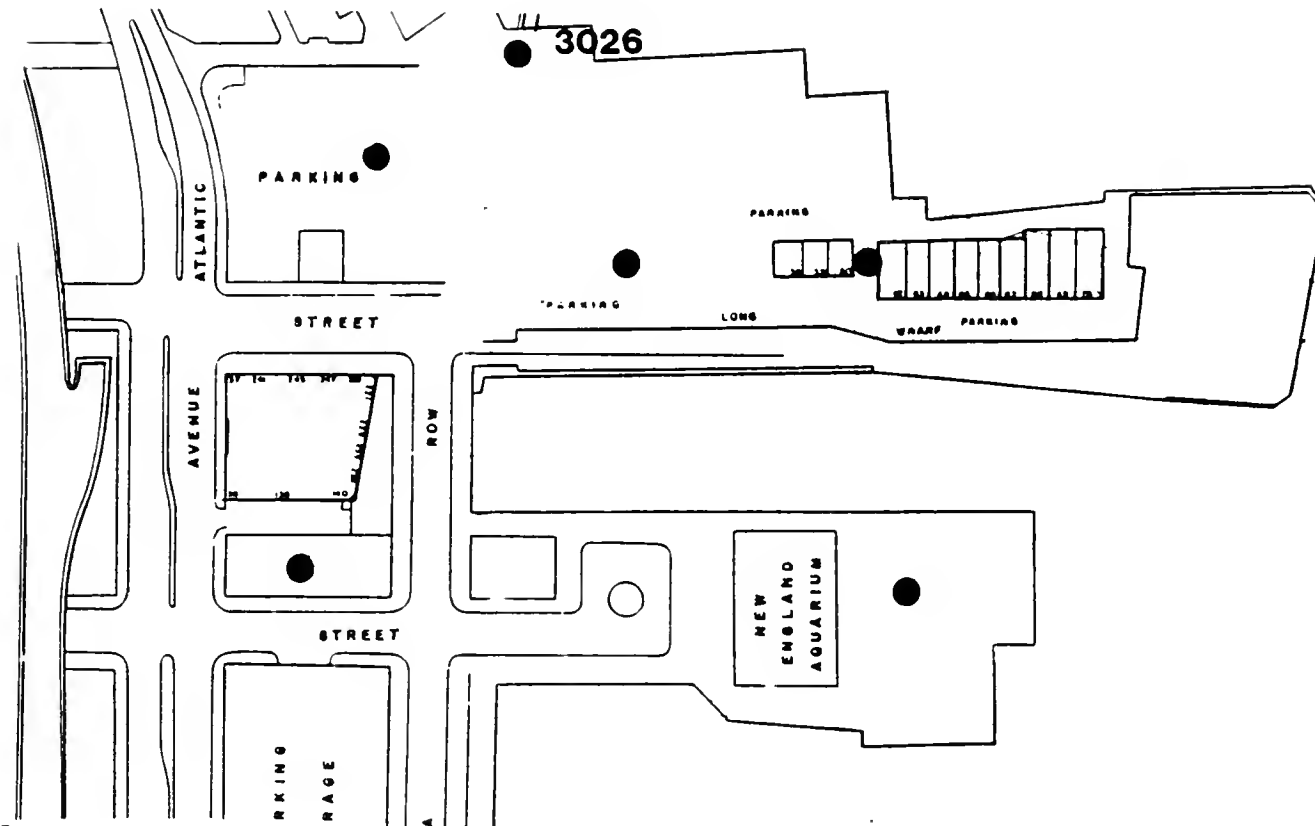
Phasing: I





Parcel No.: 3026

Address: 160 RX Atlantic Avenue (T Wharf)



### EXISTING

Owner: Boston Redevelopment Authority Area: 115,004 S.F.

Building Description and Square Footage: Vacant

Assessed Value: \$6,267,500 (Tax Exempt)

Land: Building:

Existing Uses: Vacant space used for parking.

Open Space:

### PROPOSED

Required Improvements: public dock, historical exhibit

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs: \$1,500,000.

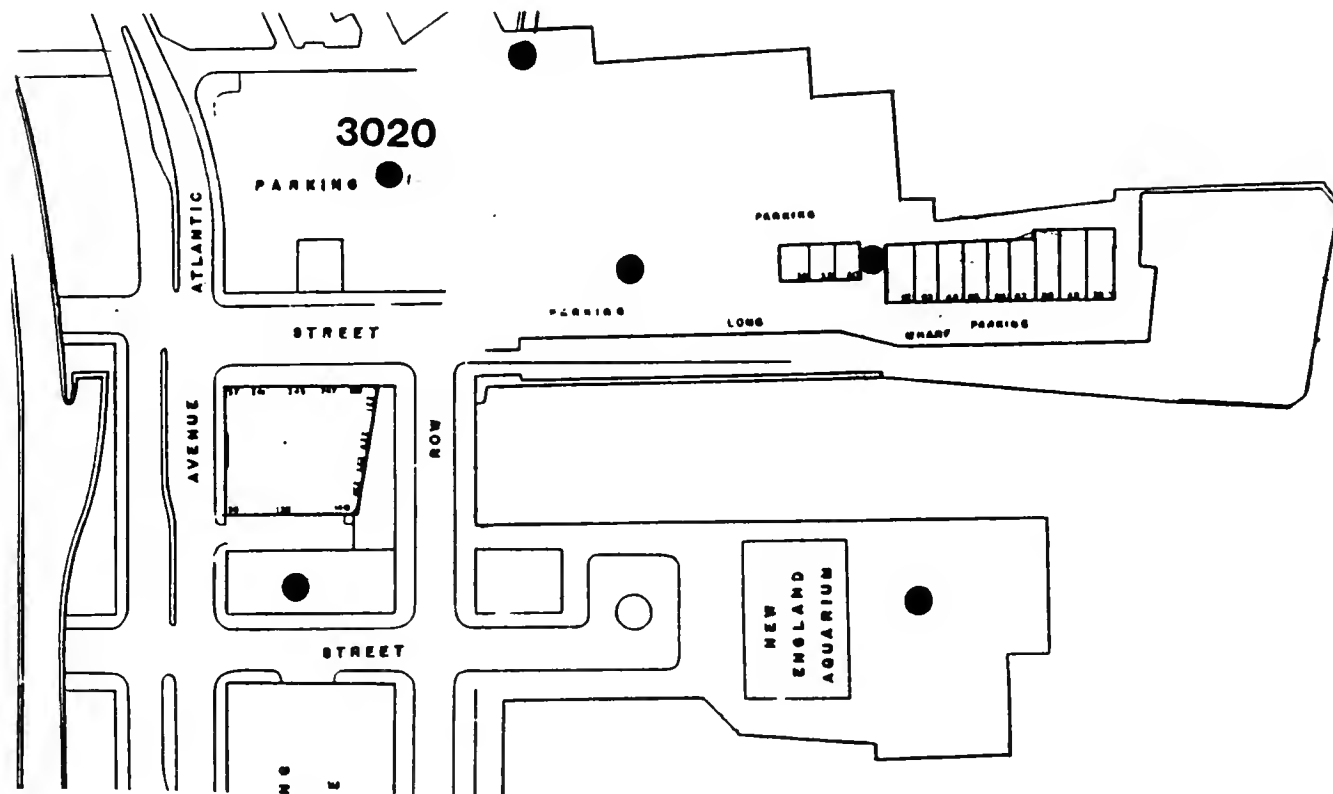
Phasing: III



Parcel No.: 3020

46

Address: 150-160 Atlantic Avenue (Marriott Hotel)  
(296 State St.)



### EXISTING

Owner: Downtown Boston Property Trust

Area: 110,905 S.F.

Building Description and Square Footage: 260,800 S.F. (8 stories) hotel

Assessed Value: \$20,000,000

Land: \$8,206,000

Building: \$11,794,000

Existing Uses: Marriott Hotel, retail

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

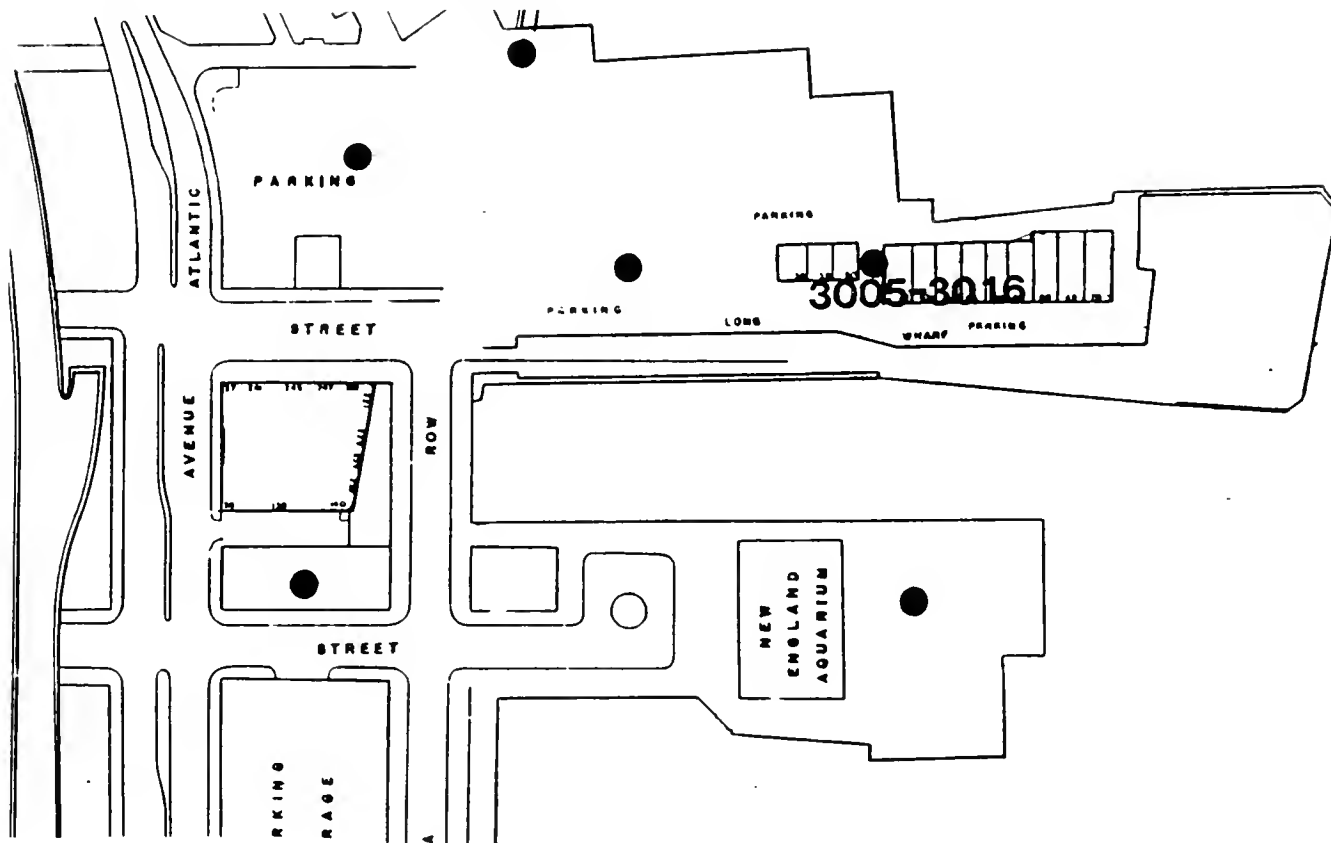
Public Open Space:

Costs:

Phasing:



Address: 58-70 Long Wharf

EXISTING

Owner: T. W. Berrenson

Area: 17,746 S.F.

Building Description and Square Footage: 11,280 S.F. (Chart House 4 St.)  
 74,305 S.F. (Residential 5 St.)

Assessed Value: Chart House: \$1,036,590      Res: \$4,377,432

Land: Chart House: \$169,000      Building: Chart House: \$867,590  
 Res: \$888,500      Res: \$3,488,932

Existing Uses: Residential, Restaurant, Office, Commercial  
 (Custom House Block)

Open Space:

PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

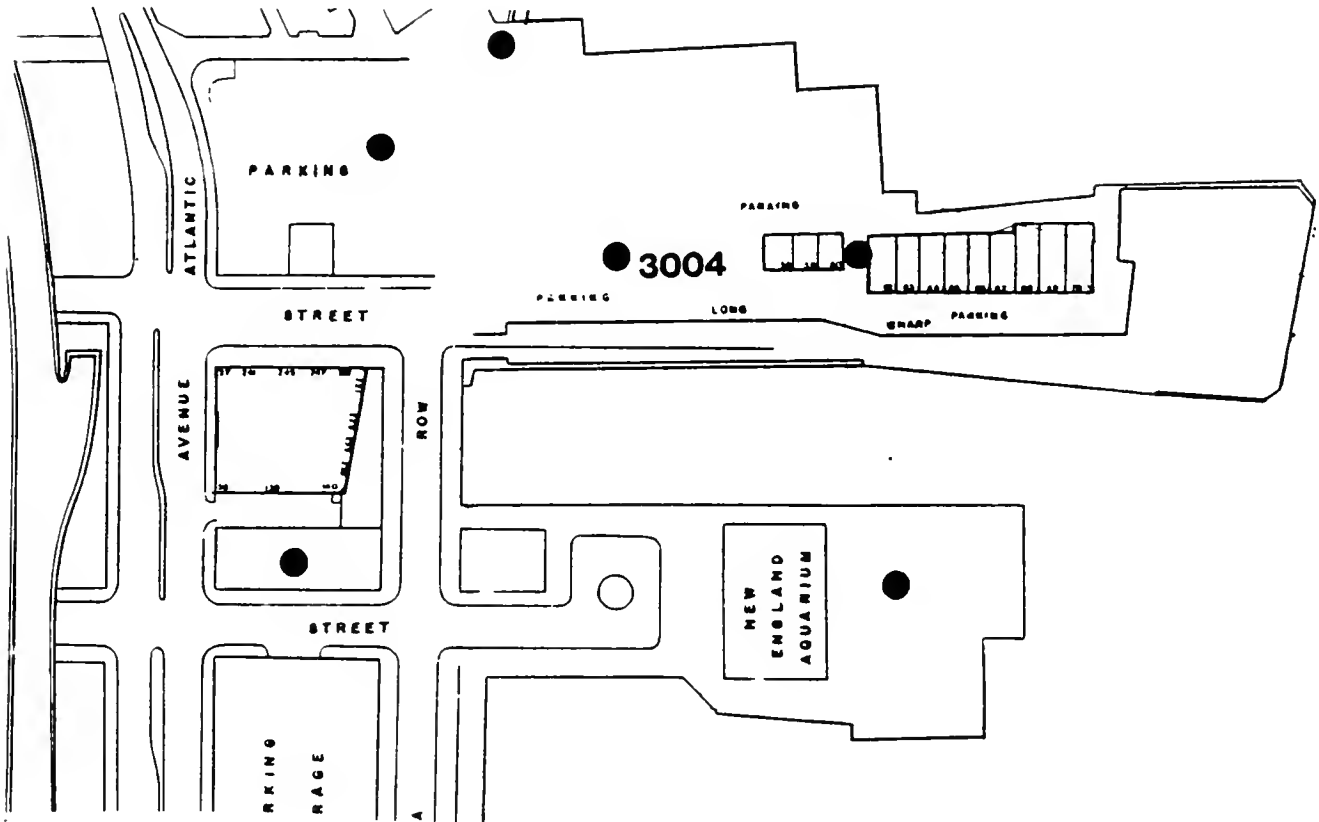
Costs:

Phasing:



Parcel No.: 3004

Address: 206-214 Atlantic Avenue (Long Wharf)



### EXISTING

Owner: Boston Redevelopment Authority Area: 211,304 S.F.

Building Description and Square Footage: 2 Small Ticket Offices

Assessed Value: \$13,853,900 (Tax Exempt)

Land: Building:

Existing Uses: Ticket offices, Long Wharf public open space

Open Space:

### PROPOSED

Required Improvements: pier restoration, ferry terminal, public dock.

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs: \$11,500,000.

Phasing: u/c

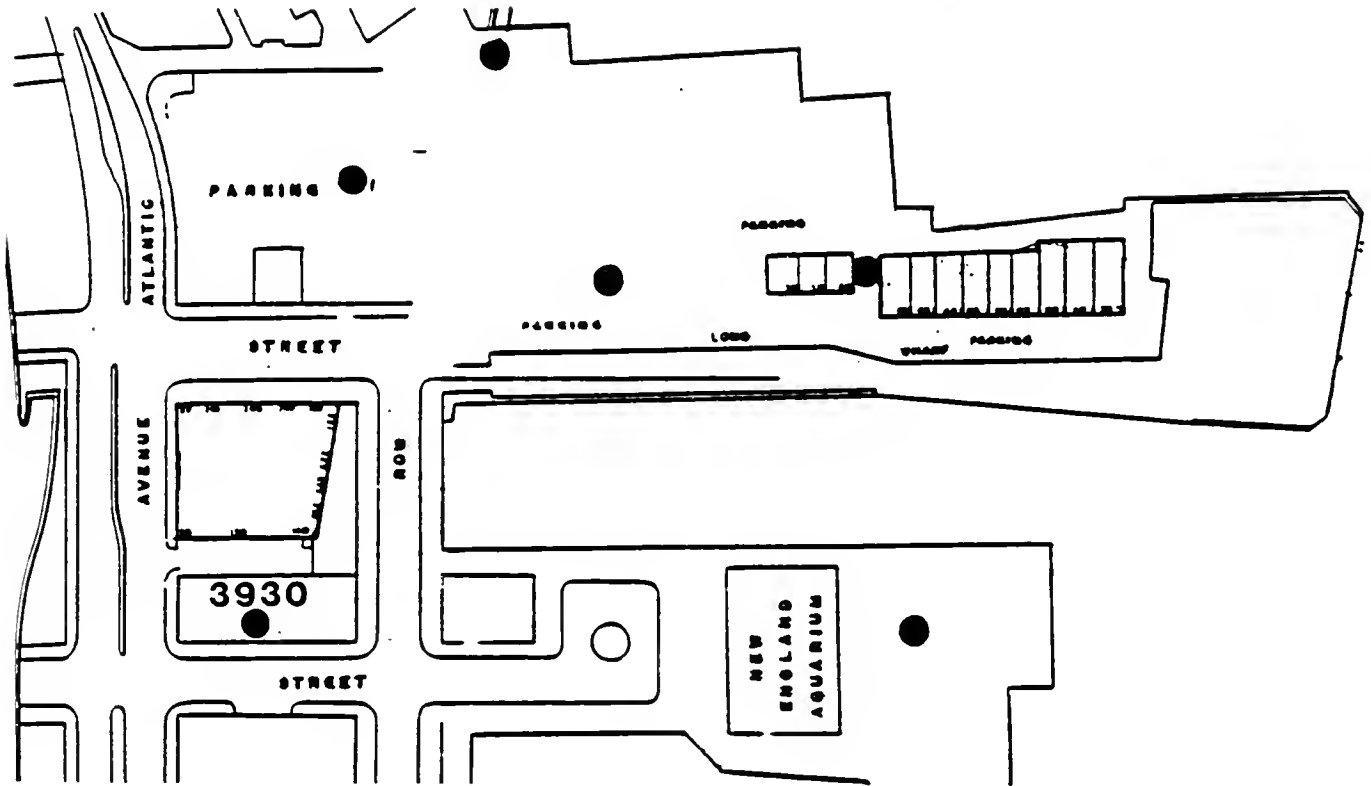




Parcel No.: 3930

49

Address: 238 X Milk St.



EXISTING

Owner: Boston Redevelopment Authority

Area: 4,026 S.F.

Building Description and Square Footage: 100 S.F. (1-storey)

Assessed Value: \$333,540 (Tax Exempt)

Land: \$302,000

Building: \$31,540

Existing Uses: Commercial (Rent-A-Car Office, Hot Dog Stand)

Open Space:

PROPOSED

Required Improvements: Public open space.

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

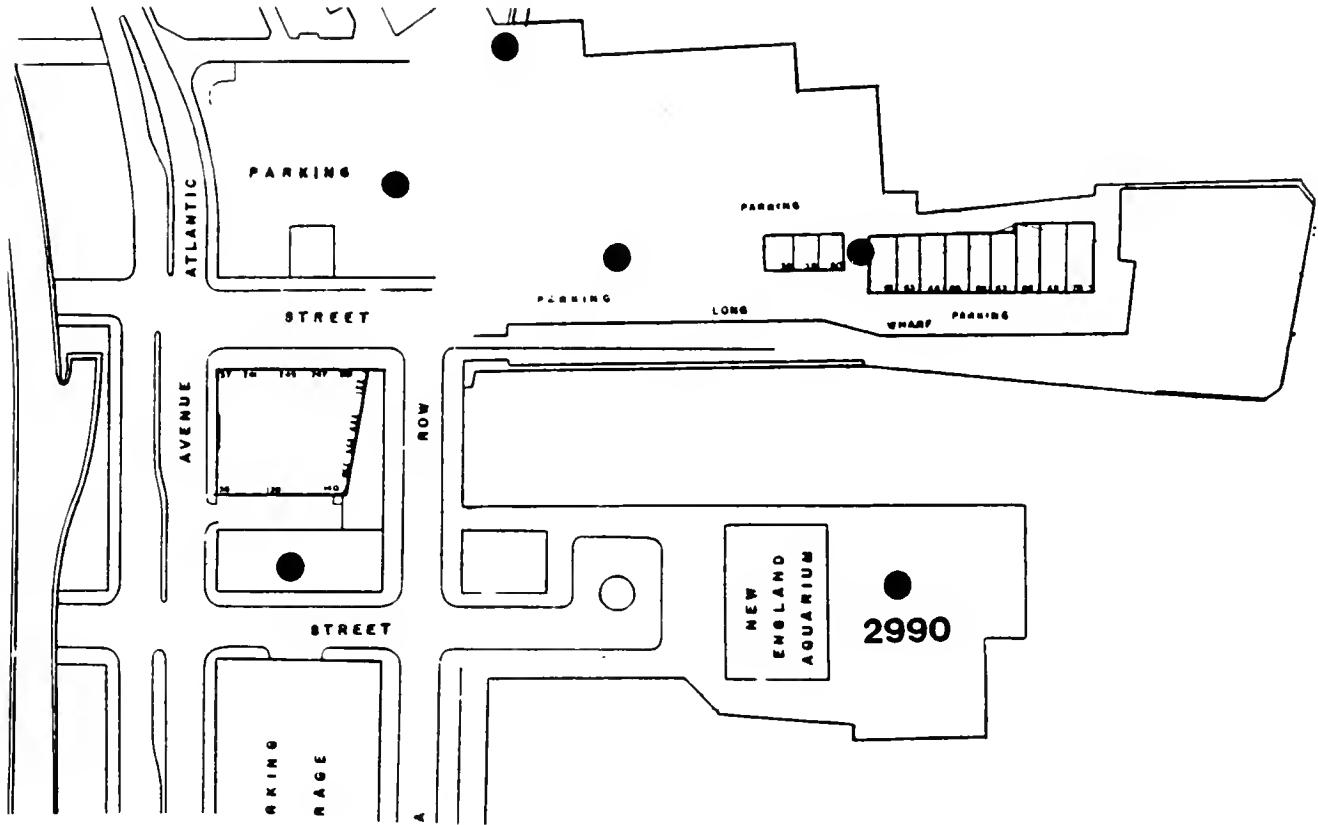
Costs:

Phasing:



Parcel No.: 2990

Address: 248 Atlantic Avenue (Central Wharf New England Aquarium)



### EXISTING

Owner: New England Aquarium Corp.

Area: 339,074 S.F.

Building Description and Square Footage: 118,495 S.F. - New England Aq. & Floating Aquarium (2/3 story)

Assessed Value: \$75,723,392 (Tax Exempt)

Land: \$20,344,500

Building: \$55,378,892

Existing Uses: Aquarium, open space, plazas, public walkway around perimeter of wharf.

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses: existing to remain

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

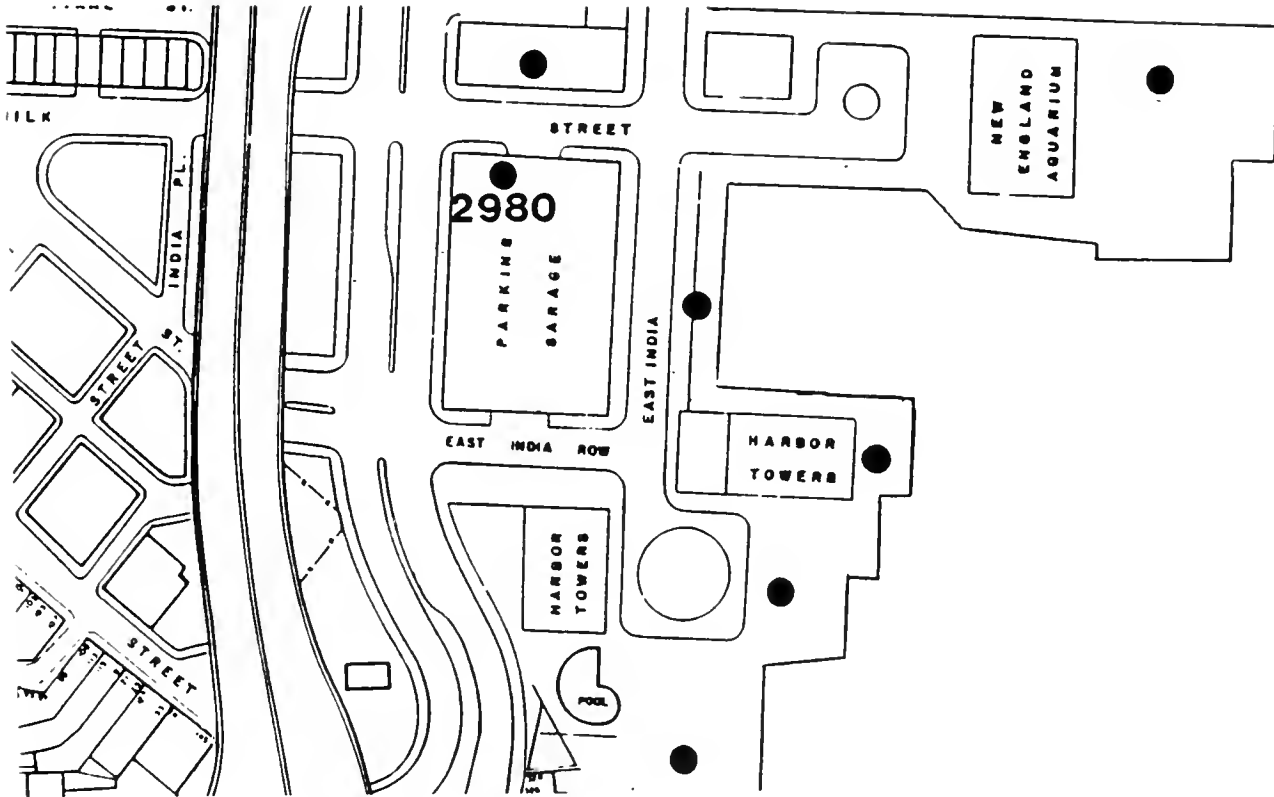
Phasing:



Parcel No.: 2980

Address:

(Harbor Tower Garage)



### EXISTING

Owner: First City Development Corp.

Area: 57,346 S.F.

Building Description and Square Footage: 50,000 S.F. - Garage & Retail

Assessed Value: N/A

Land:

Building:

Existing Uses: Garage, retail (Stella's Restaurant)

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

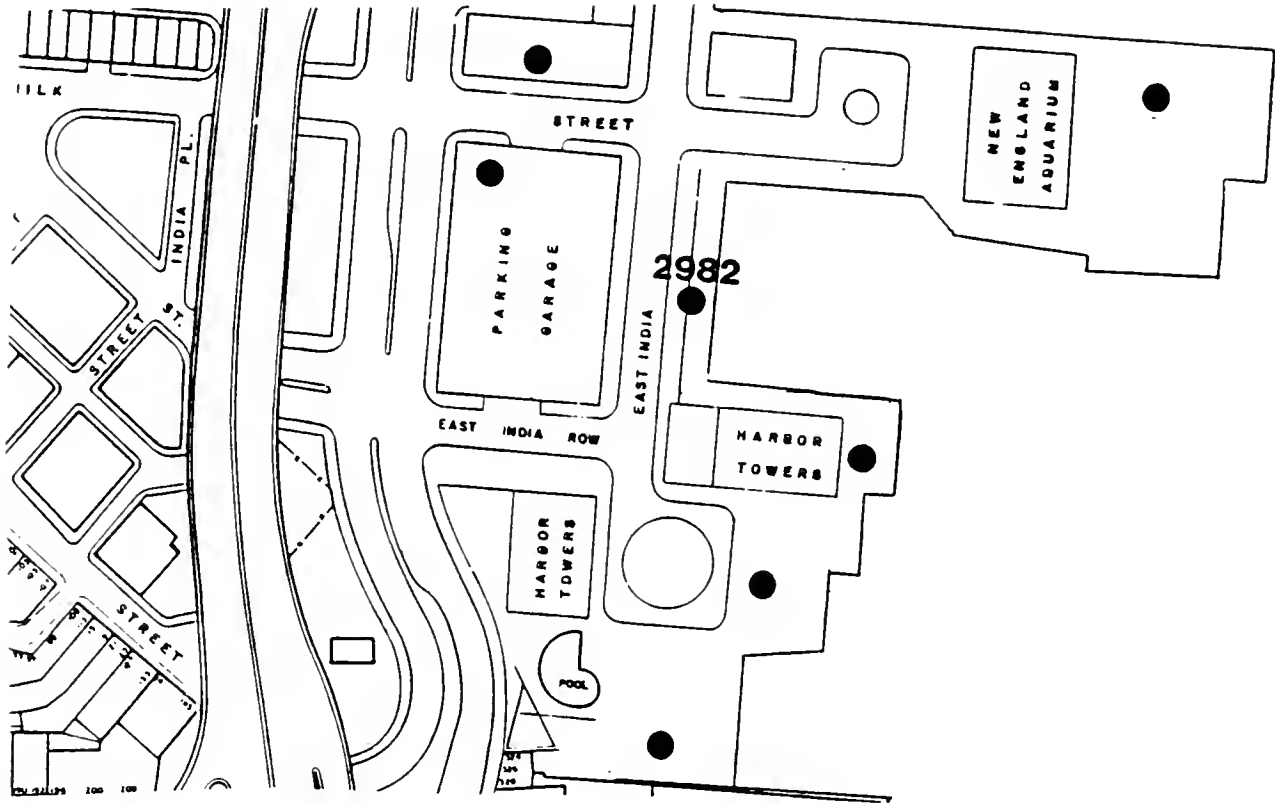
Costs:

Phasing:



Parcel No.: 2982

Address: E. India Row



### EXISTING

Owner: Boston Redevelopment Authority Area: 6,012 S.F.

Building Description and Square Footage: public open space

Assessed Value: \$392,945 (Tax Exempt)

Land: Building:

Existing Uses: open space and walkways along harbor edge

Open Space:

PROPOSED see 2968

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

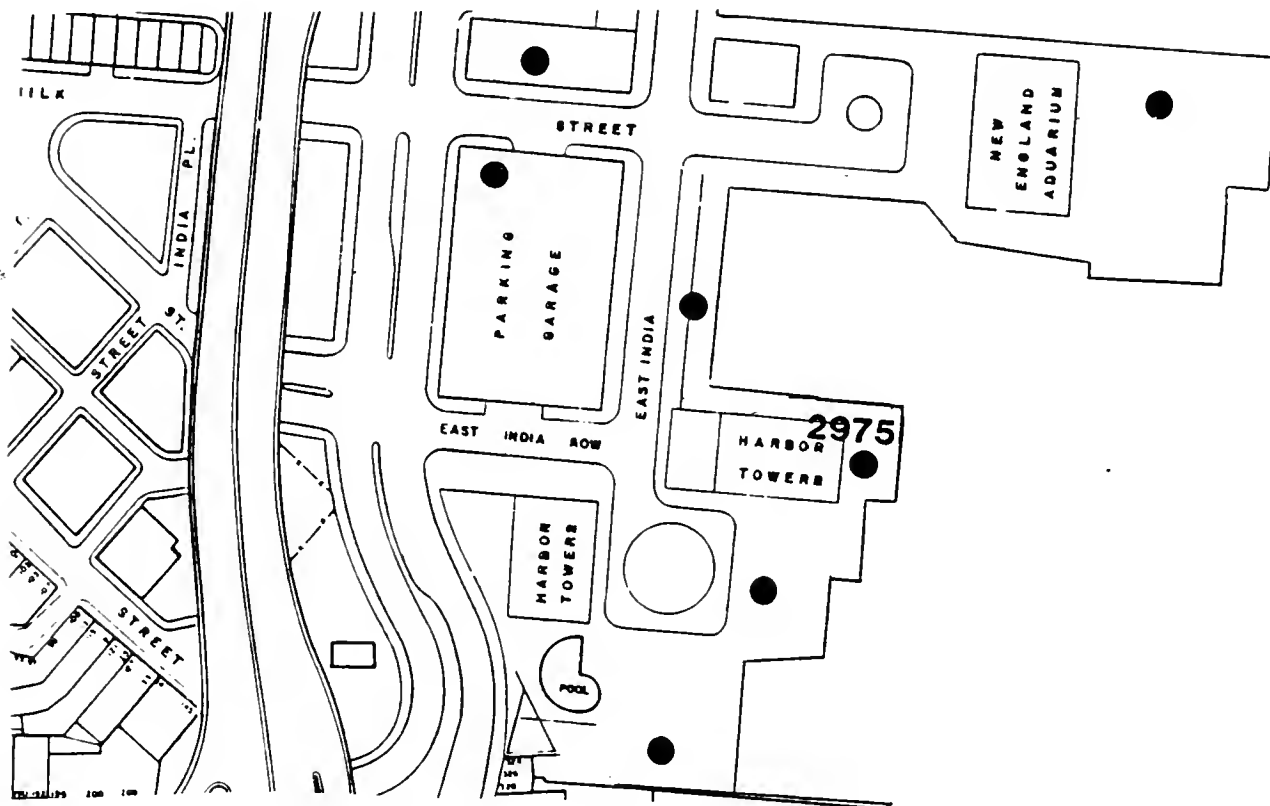
Phasing:





Parcel No.: 2975

Address: 65 E. India Row (Harbor Towers)



### EXISTING

Owner: Harbor Towers I Condo Trust Area: 146,396 S.F.

Building Description and Square Footage: 216,000 S.F. - Condominium Tower  
(40 story) (312 units)

Assessed Value: Total of individual units

Land: N.A.

Building: N.A.

Existing Uses: residential - condominium

Open Space:

PROPOSED see 2968

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

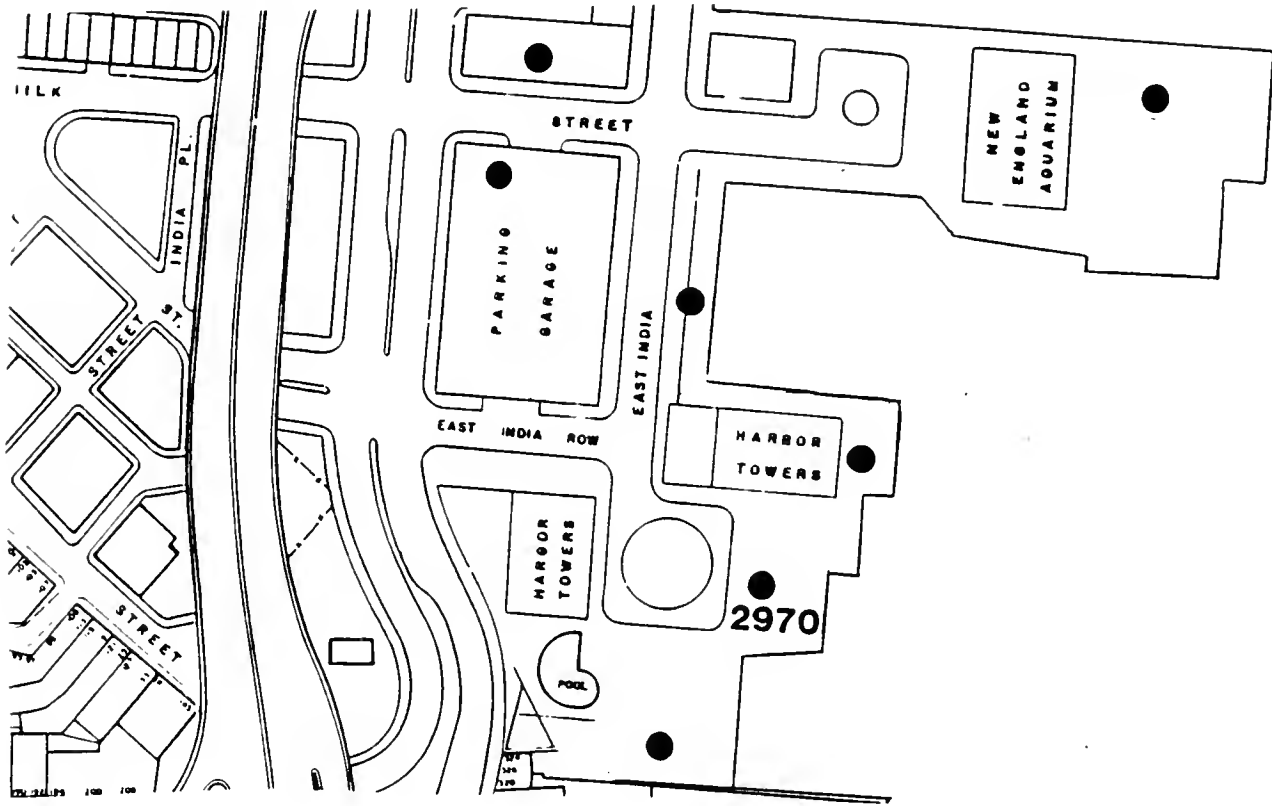
Costs:

Phasing:



Parcel No.: 2970

Address: 65 E. India Row (Harbor Towers)



### EXISTING

Owner: Harbor Towers II Condo Trust

Area: 131,656 S.F.

Building Description and Square Footage: 216,000 S.F. - Condominium Tower  
(40 story, 312 units), swimming pool

Assessed Value: Total of individual units

Land: N.A.

Building: N.A.

Existing Uses: residential - condominium, swimming pool

Open Space:

### PROPOSED see 2968

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

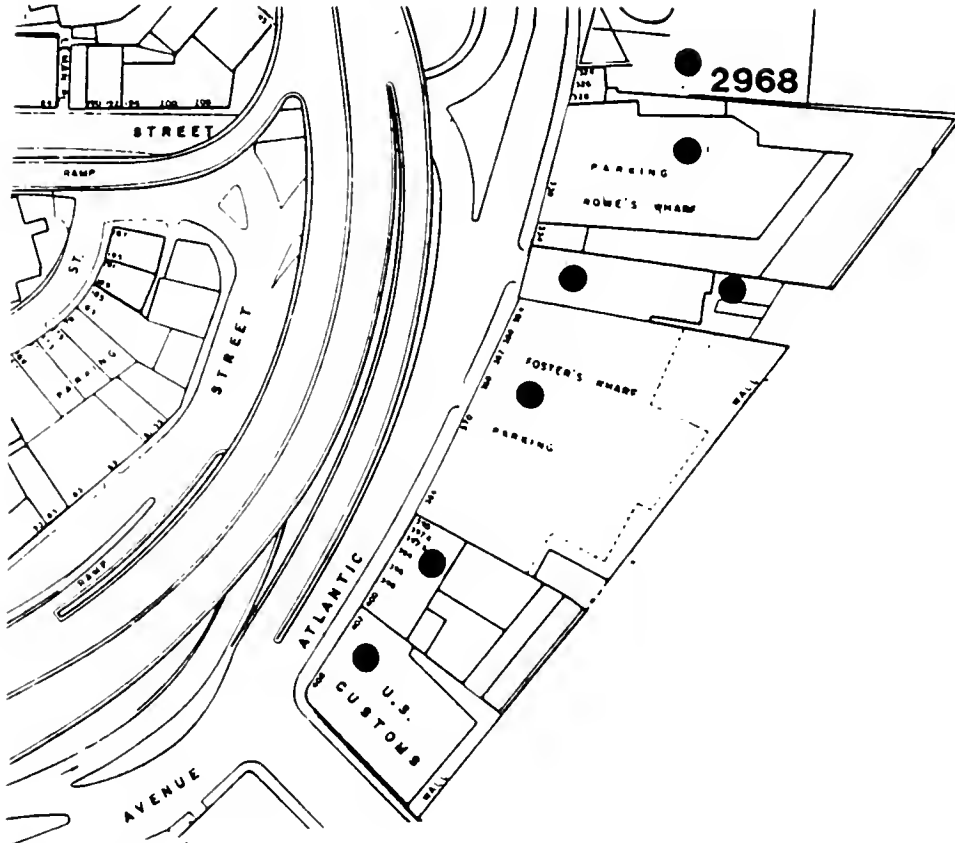
Costs:

Phasing:



Parcel No. 2968

Address: 85 E. India Row



### EXISTING

Owner:

Area: 41,304 S.F.

Building Description and Square Footage: Vacant Residential Land & water

Assessed Value: \$2,250,850

Land: \$2,250,850

Building: N/A

Existing Uses: vacant residential land and water

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

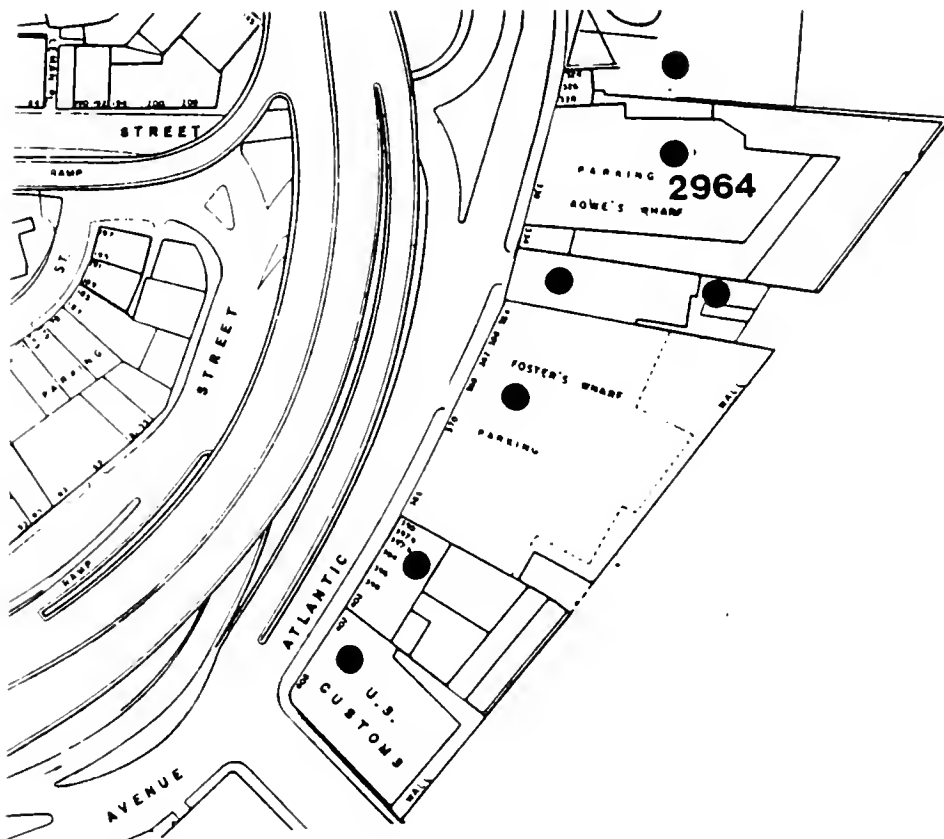
Phasing:



Parcel No.: 2964

56

Address: 324 Atlantic Avenue (Rowe's Wharf)



EXISTING

Owner: Boston Redevelopment Authority Area: 85,000 S.F.

Building Description and Square Footage: Trailer - Ticket Office/Vacant

Assessed Value: \$4,554,020 (Tax Exerpt)

Land: Building:

Existing Uses: ticket office, parking, commuter boat landing

Open Space:

PROPOSED see 2961

Required Improvements:

Permitted Land Uses:

Allowable Density: Allowable Building Height:

Public Open Space:

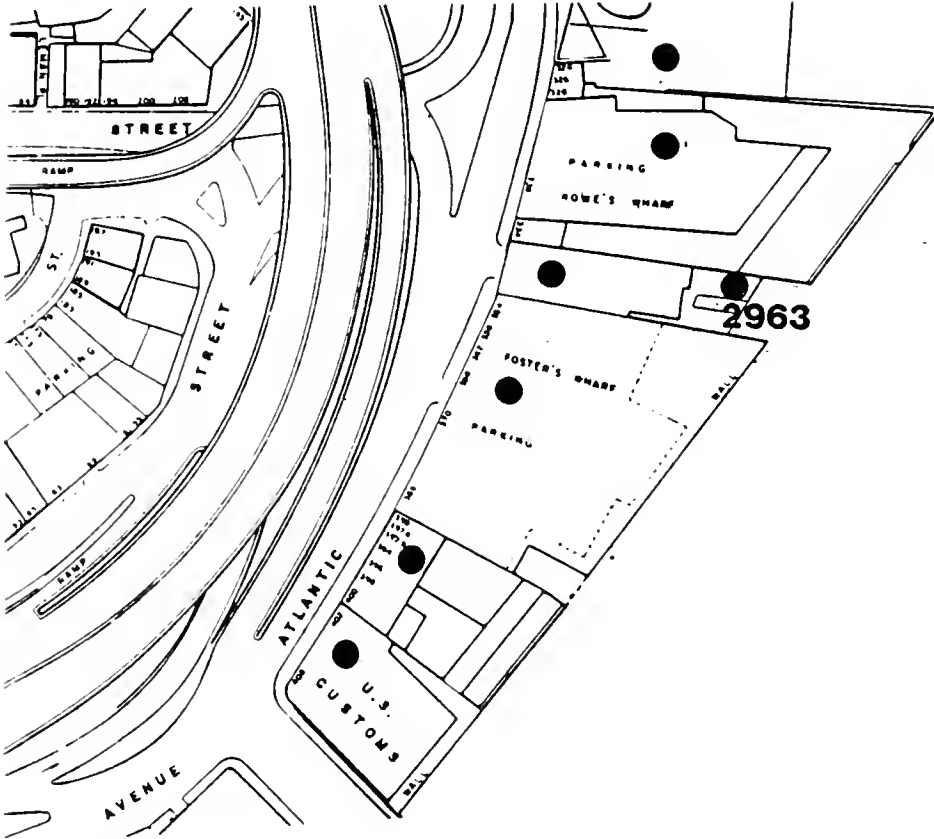
Costs: Phasing:





Parcel No.: 2963

Address: 330X Atlantic Avenue



EXISTING

Owner: Boston Redevelopment Authority Area: 657 S.F.

Building Description and Square Footage: Vacant

Assessed Value: \$43,055 (Tax Exempt)

Land: Building:

Existing Uses: Vacant

Open Space:

PROPOSED see 2961

Required Improvements:

Permitted Land Uses:

Allowable Density: Allowable Building Height:

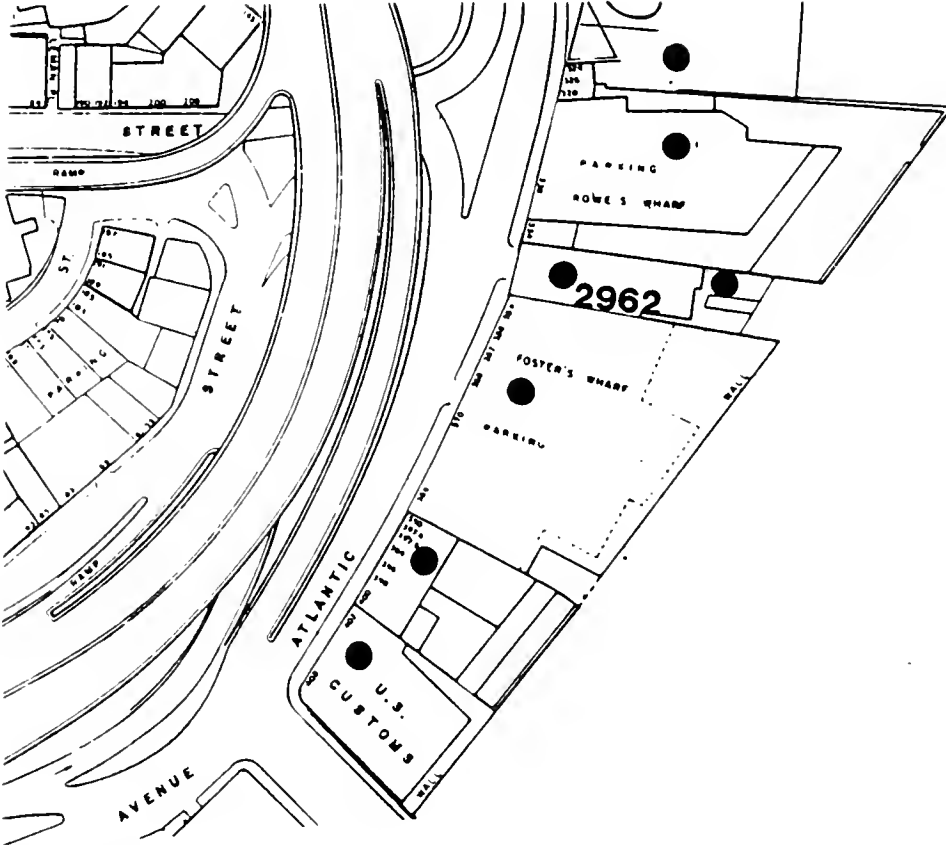
Public Open Space:

Costs: Phasing:



Parcel No.: 2962

Address: 340X Atlantic Avenue



EXISTING

Owner: Boston Redevelopment Authority Area: 19,408

Building Description and Square Footage: Parking Lot/ Vacant

Assessed Value: \$422,920 (Tax Exempt)

Land: Building:

Existing Uses: Vacant land used for parking.

Open Space:

PROPOSED see 2961

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

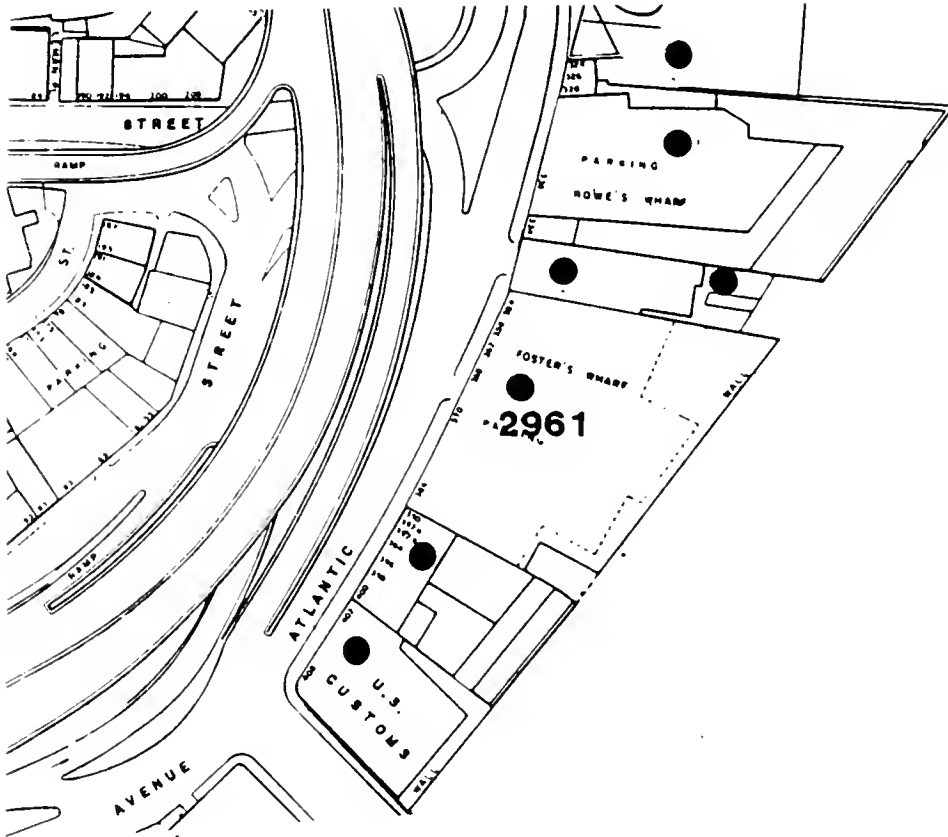
Costs:

Phasing:



Parcel No.: 2961

Address: 382-386 Atlantic Avenue



### EXISTING

Owner: Boston Redevelopment Authority Area: 60,011

Building Description and Square Footage: Parking Lot/Vacant

Assessed Value: \$3,945,255 - (Tax Exempt)

Land: Building:

Existing Uses: Vacant lot used for parking.

Open Space:

### PROPOSED

Required Improvements: ferry terminal, observation deck, water-edge walk, open space.

Permitted Land Uses: hotel, residential, office, retail, parking, marina

Allowable Density: far 4

Allowable Building Height: 180'

Public Open Space: 500

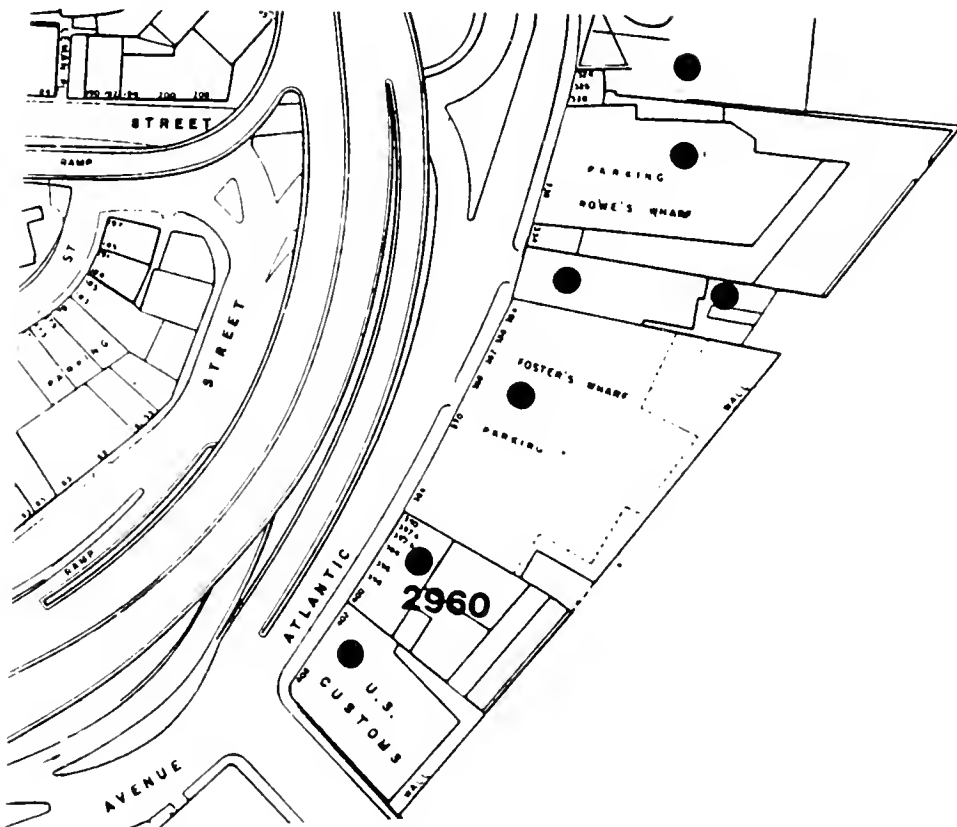
Costs:

Phasing: planned



Parcel No.: 2960

Address: 400 Atlantic Avenue



### EXISTING

Owner: North Land Realty Corp.

Area: 23,590 S.F.

Building Description and Square Footage: 103,212 S.F. - Office (6 story)

Assessed Value: \$1,102,535

Land: \$103,212

Building: \$766,500

Existing Uses: office, public walkways along edge

Open Space:

### PROPOSED

Required Improvements: water-edge boardwalk u/c

Permitted Land Uses: rehab., office space u/c

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs: boardwalk: \$90,000.

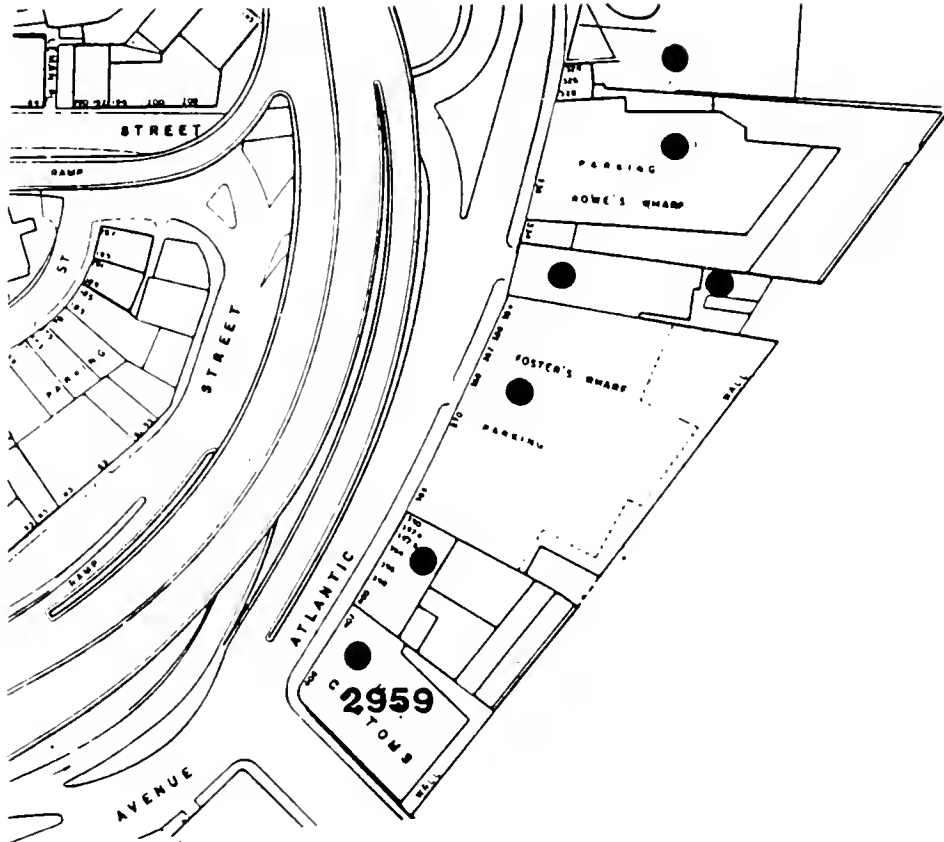
Phasing:





Parcel No.: 2959

Address: 408 Atlantic Avenue



### EXISTING

Owner: U. S. Government

Area: 21,994 S.F.

Building Description and Square Footage: 197,946 S.F. - U.S. Appraisers Store, Custom Serv. (9 story)

Assessed Value: \$1,438,255 (Tax Exempt)

Land: \$1,319,500

Building: \$118,755

Existing Uses: U.S. Gov't. Building

Open Space:

### PROPOSED

Required Improvements: water-edge walkway, connection to Northern Ave. bridge.

Permitted Land Uses: existing to remain

Allowable Density:

Allowable Building Height:

Public Open Space:

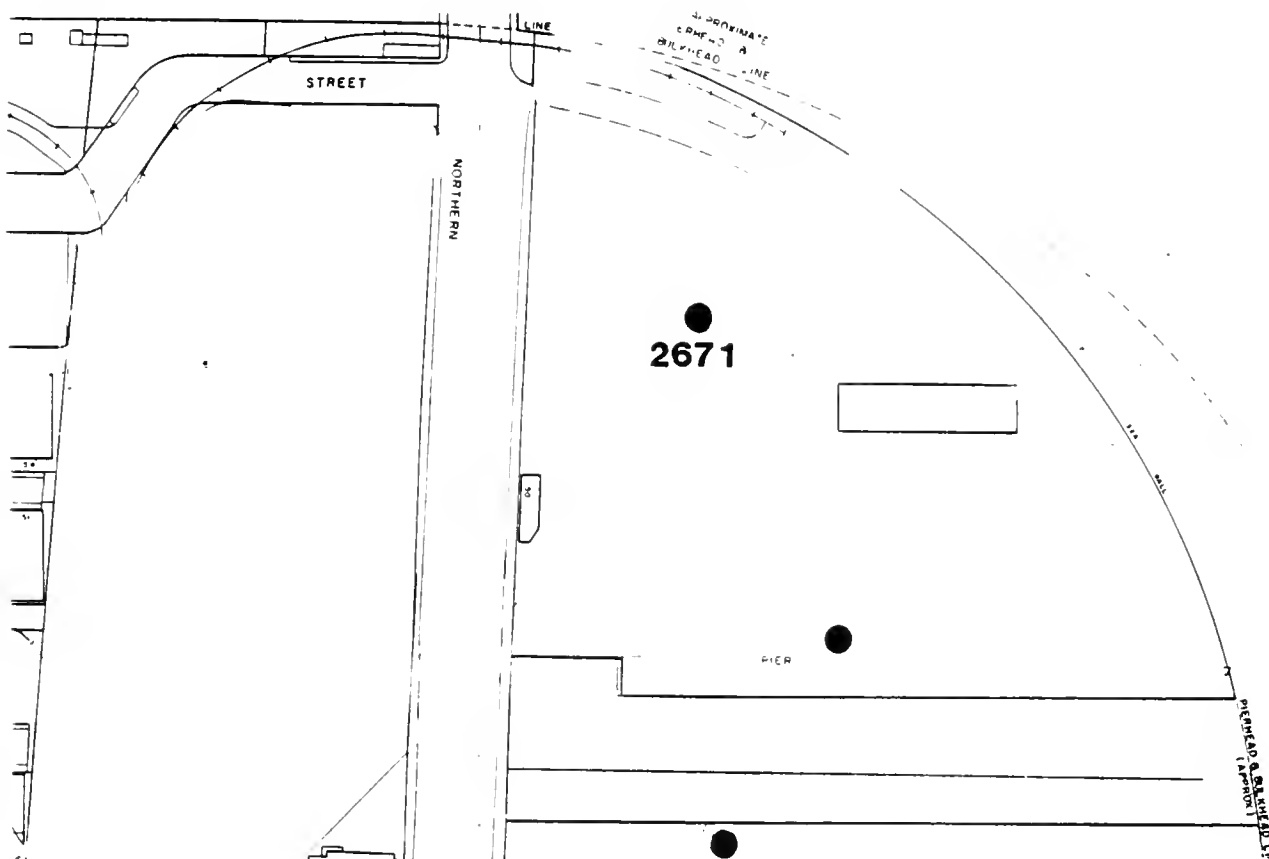
Costs: \$65,000.

Phasing:



Parcel No.: 2671

Address: 18-52 Northern Avenue (Commonwealth Pier No. 1)



### EXISTING

Owner: Pier Four, Inc.

Area: 308,919 S.F.

Building Description and Square Footage: 7,600 S.F. - Warehouse  
1,500 S.F. - Fast Food Rest.  
Small Ticket Office

Assessed Value: \$3,525,060

Land: \$3,089,000

Building: \$436,060

Existing Uses: warehouse, fast food restaurant, ticket office, parking

Open Space:

### PROPOSED

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

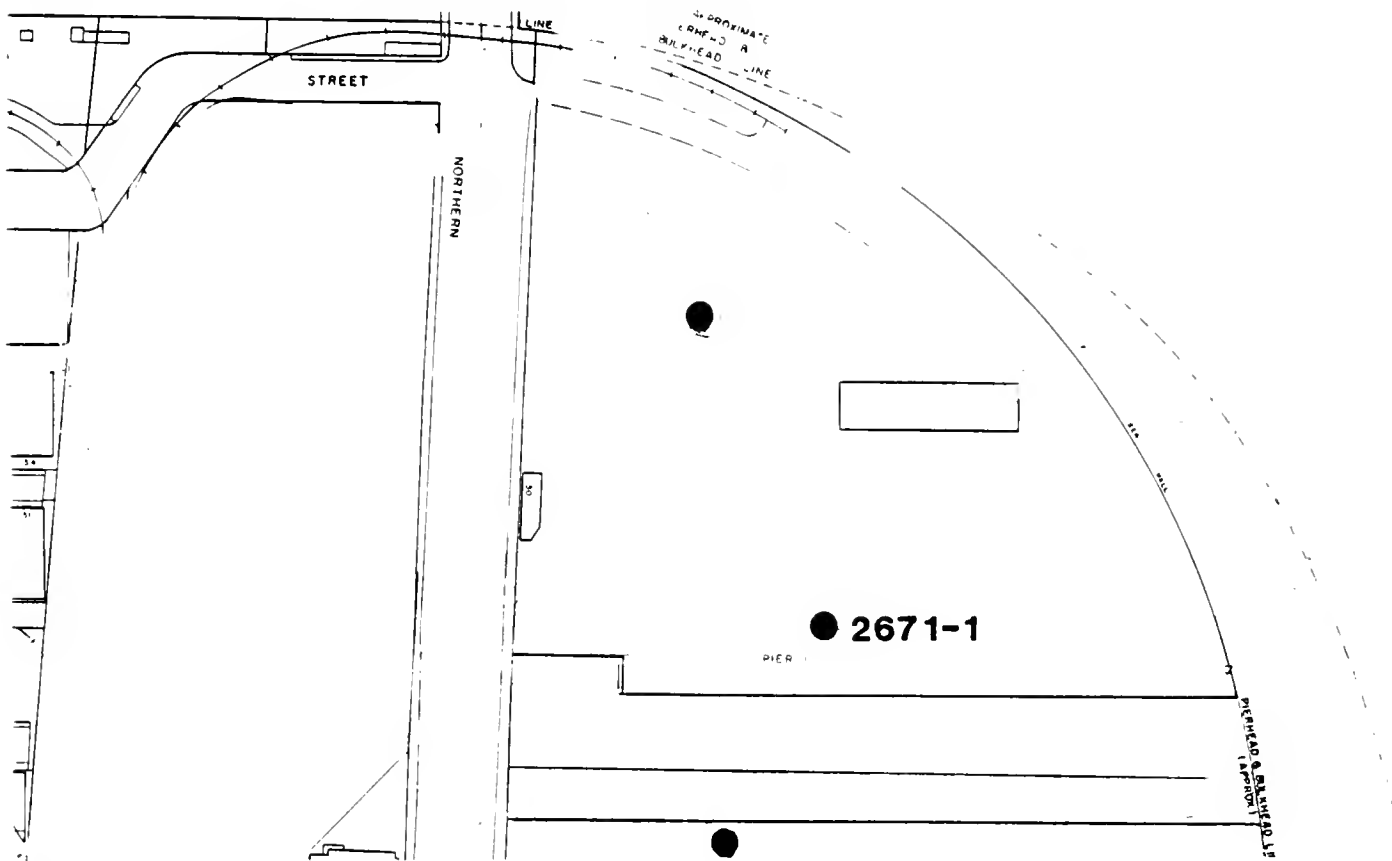
Costs:

Phasing:



Parcel No.: 2671-1

Address: 50 Northern Avenue (Dock No. 1)



### EXISTING

Owner: Pier Four, Inc.

Area: 110,600 S.F.

Building Description and Square Footage: Vacant Commercial Lot

Assessed Value: \$1,160,825

Land: \$1,160,825

Building: N/A

Existing Uses: Vacant land used for parking.

Open Space:

### PROPOSED

Required Improvements: water-edge walkway, public park, lobsterman's wharf, public dock and marina

Permitted Land Uses: housing, hotel, conference center, parking

Allowable Density: 2,000,000. sq.ft. Allowable Building Height: 8 floors

Public Open Space: 50%

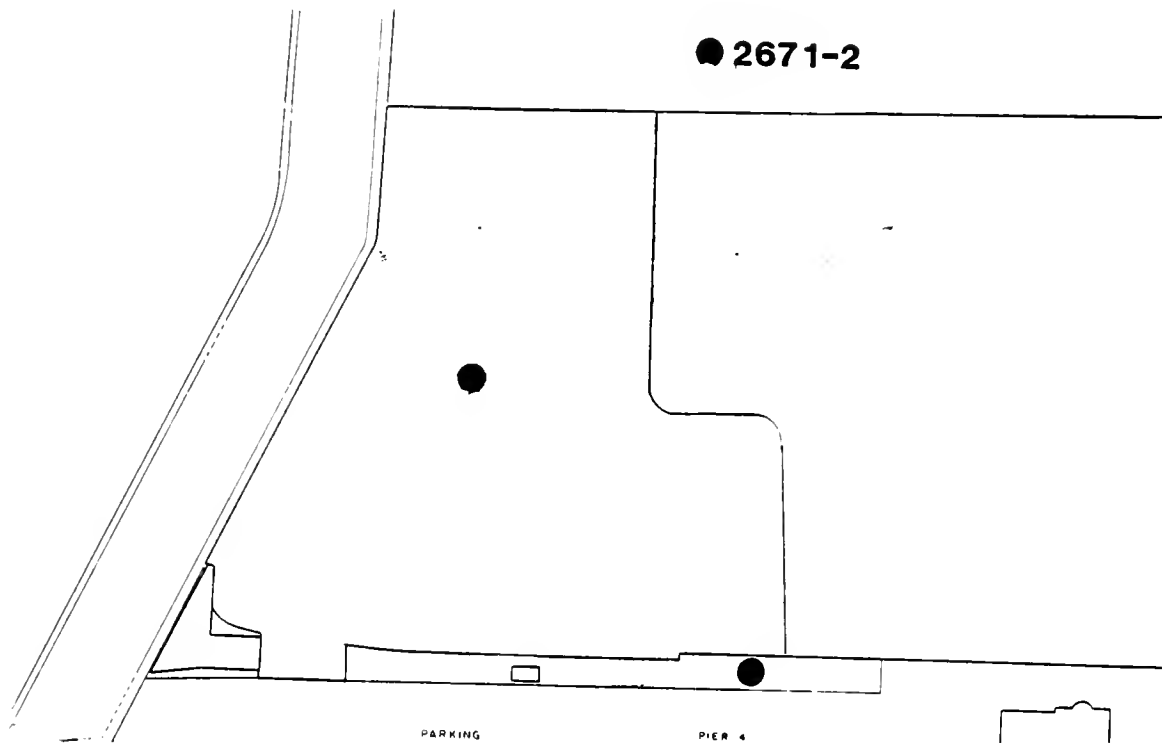
Costs: \$170,000,000.

Phasing: III



Parcel No.: 2671-2

Address: 70 Northern Avenue (Commonwealth Pier No. 2)



### EXISTING

Owner: Pier Four, Inc.

Area: 260,523 S.F.

Building Description and Square Footage: Vacant Commercial Lot

Assessed Value: \$2,740,500

Land: \$2,740,500

Building: N/A

Existing Uses: Vacant land used for parking.

Open Space:

PROPOSED see 2671-1

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

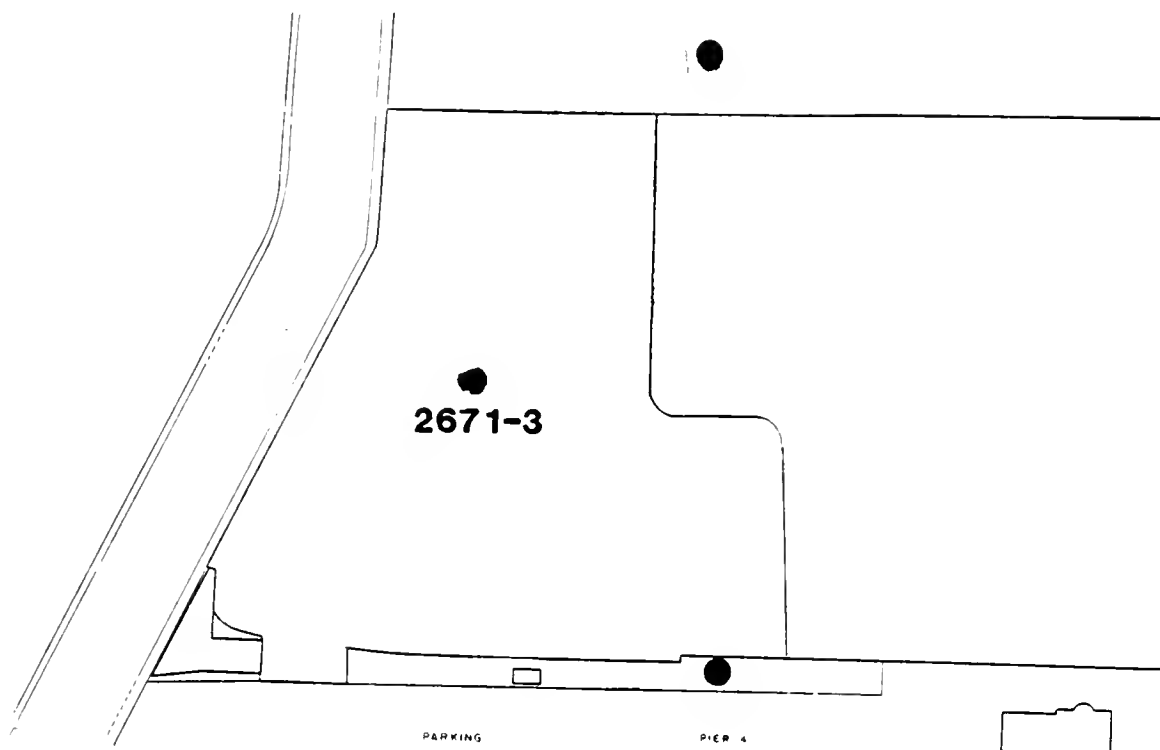
Phasing:





Parcel No.: 2671-3

Address: 70A Northern Avenue (Sec. 4 Pt. Block-A Dock #2)



### EXISTING

Owner: Pier Four, Inc.

Area: 428,379 S.F.

Building Description and Square Footage: Vacant Commercial Lot

Assessed Value: \$4,502,925

Land: \$4,502,925

Building: N/A

Existing Uses: Vacant land used for parking.

Open Space:

### PROPOSED see 2671-1

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

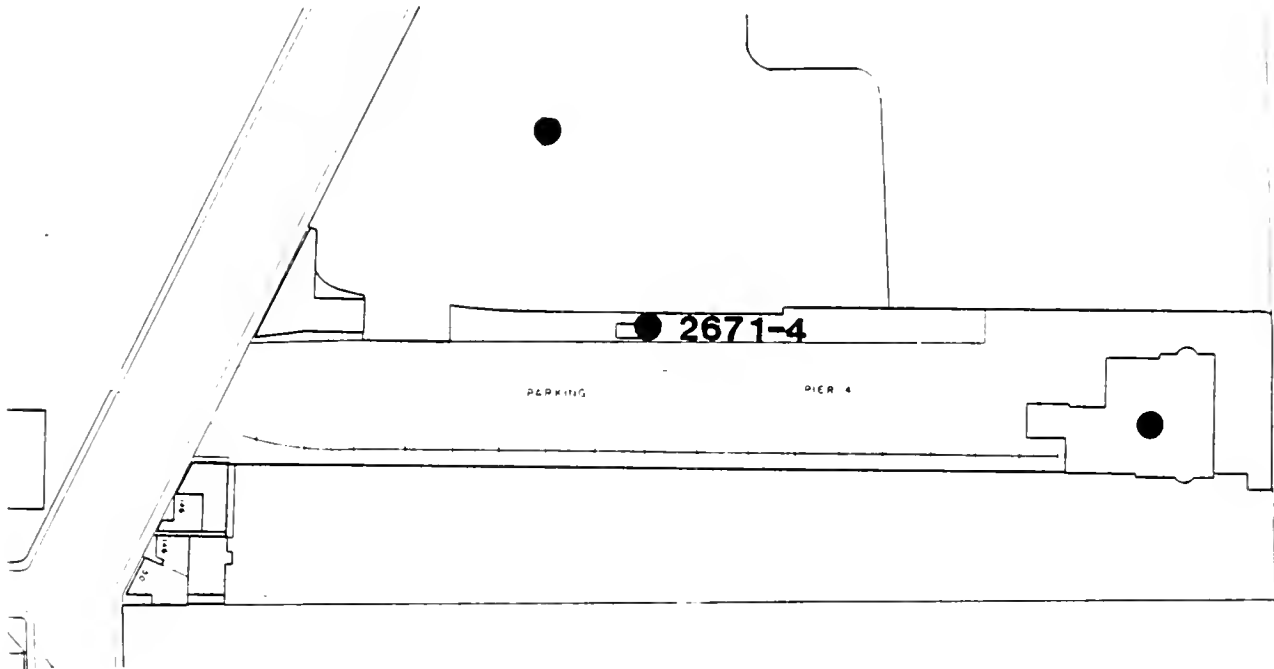
Costs:

Phasing:



Parcel No.: 2671-4

Address: 130 Northern Avenue (Commonwealth Pier No. 4)



### EXISTING

Owner: Pier Four, Inc.

Area: 105,384 S.F.

Building Description and Square Footage: Vacant Commercial Lot

Assessed Value: \$1,110,375

Land: \$1,110,375

Building: N/A

Existing Uses: Vacant land used for parking.

Open Space:

### PROPOSED see 2671-1

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

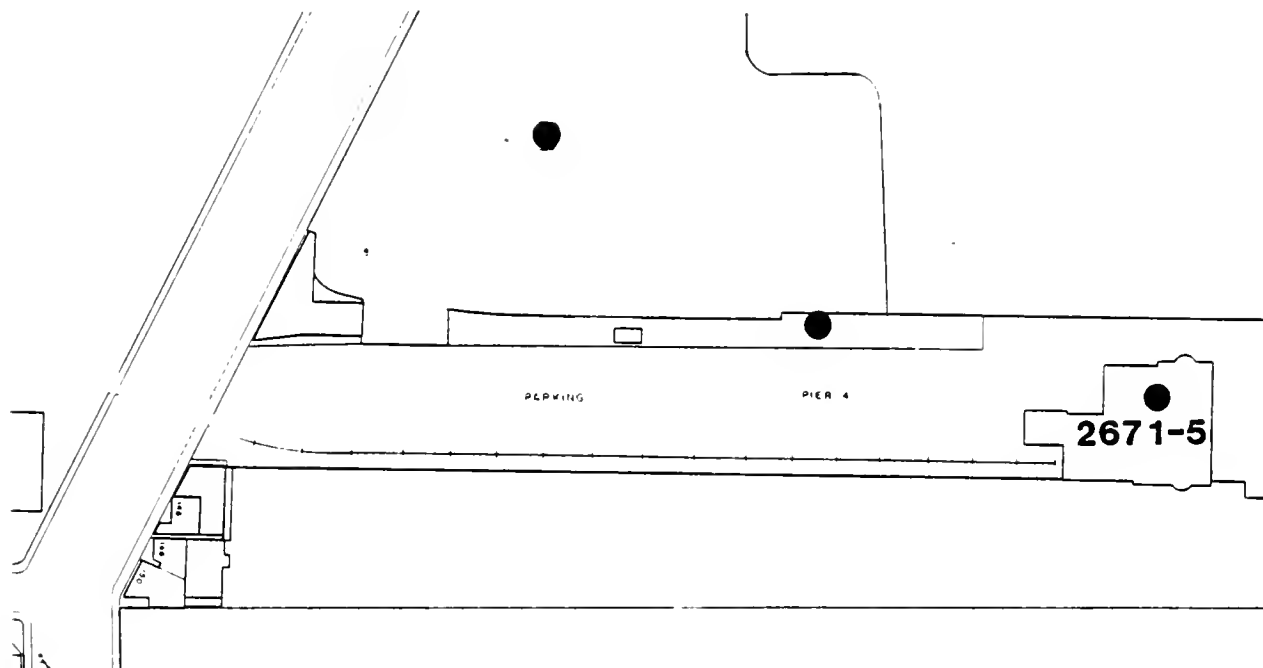
Costs:

Phasing:



Parcel No.: 2671-5

Address: 140 Northern Avenue (Commonwealth Pier No. 4)



### EXISTING

Owner: Pier Four, Inc. Area: 306,107 S.F.

Building Description and Square Footage: 37,009 S.F. - Anthony's Pier Four Restaurant (2/3 story)

Assessed Value: \$5,569,199.

Land: \$3,061,000 Building: \$2,508,199

Existing Uses: restaurant and parking

Open Space:

### PROPOSED see 2671-1

Required Improvements:

Permitted Land Uses:

Allowable Density:

Allowable Building Height:

Public Open Space:

Costs:

Phasing:

7371 001

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